City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1924.

The Times Press, Bombay.—J. 4348·24.

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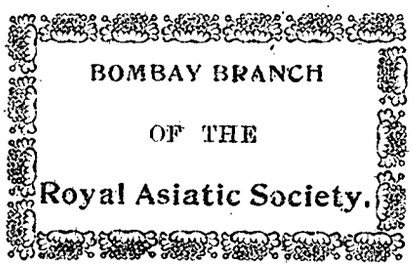

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Bombay Improvement Trust.

Administration Report

for the year ending 31st March 1924.

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With the compliments

of

the Chairman and Trustees for the Improvement of the City of Bombay

To The Secretary,
Royal Asiatic Society,
Bombay.

City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1924.

The Times Press, Bombay—J. 4348·24.

12/5/12

CITY OF BOMBAY IMPROVEMENT TRUST.

Administration Report, 1923-24.

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Map of Bombay .. ..

CITY OF BOMBAY IMPROVEMENT TRUST.

BOARD OF TRUSTEES.

(*As on* 31*st March* 1924.)

		Date of first appointment to the Board.
	Chairman.	
1.	E. G. TURNER, Esq., M.A., I.C.S., (on leave) ..	3rd January 1920.
	R. H. A. DELVES, Esq., F.S.I., (acting)	14th January 1924.
	Ex-Officio Trustees.	
2.	Major-General J. H. K. STEWART, C.B., D.S.O., (General Officer Commanding, Bombay Brigade) ..	16th October 1923.
3.	J. P. BRANDER, Esq., M.A., I.C.S., (Collector of Bombay)	28th October 1919.
4.	H. B. CLAYTON, Esq., C.I.E.,M.A., I.C.S., (Municipal Commissioner for the City of Bombay)	19th December 1919.
	Elected by the Corporation.	
5.	The Hon'ble Mr. PHIROZE C. SETHNA, B.A., O.B.E.	1st April 1919.
6.	Dr. K. E. DADACHANJI, L.M. & S.	1st April 1919.
7.	VASANTRAO ANANDRAO DABHOLKAR, Esq., C.B.E.	20th January 1921.
8.	NAOROJI M. DUMASIA, Esq.	9th January 1922.
	Elected by the Chamber of Commerce.	
9.	HARRY T. GORRIE, Esq.	1st April 1920.
	Elected by the Port Trustees.	
10.	P. R. CADELL, Esq., C.S.I., C.I.E., I.C.S., (on leave)	1st April 1922.
	W. H. NEILSON, Esq., M.A., O.B.E., M.I.E., (acting)	5th June 1923.
	Elected by the Mill-Owners' Association.	
11.	S. D. SAKLATVALA, Esq.	1st April 1923.
	Nominated by Government.	
12.	Sir LAWLESS HEPPER, Kt.	2nd April 1913.
13.	MIRZA ALI MOHAMMED KHAN, Esq., M.A., LL.B. ..	18th February 1919.
14.	Dr. S. S. BATLIWALA, L.M. & S., F.C.P.S.	1st April 1923.

PRINCIPAL OFFICERS OF THE BOARD.

(*As on* 31*st March* 1924.)

	Date of first appointment.
Chief Engineer's Department.	
PERMANENT.	
J. F. Watson, Esq., B.E., M.I.C.E., Chief Engineer ..	4th September 1903.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Executive Engineer, 1st Grade	14th April 1903.
T. R. S. Kynnersley, Esq., A.M.I.C.E., Executive Engineer, 1st Grade	9th October 1920.
A. N. Walker, Esq., A.M.I.C.E., Executive Engineer, 1st Grade, (on leave)	9th October 1920.
R. W. Cable, Esq., A.R.I.B.A., F.S.A., I.E.S., Trust Architect, (on leave)	30th May 1922.
M. Framji, Esq., A.M.I.S.E., L.C.E., M.S.A., Acting Trust Architect	1st August 1920.
G. Wittet, Esq., F.R.I.B.A., Consulting Architect, (acting)	15th November 1923.
D. N. Baria, Esq., L.C.E., Executive Engineer, 2nd Grade	24th January 1908.
H. M. Abhyankar, Esq., L.C.E., Executive Engineer, 2nd Grade..	2nd September 1907.
J. J. Engineer, Esq., B.A., B.E., Assistant Engineer ..	11th August 1913.
V. A. Dighe, Esq., L.C.E., Assistant Engineer	1st October 1920.
Sant Ram, Esq., Assistant Engineer, (Sub-protem) ..	25th November 1919.
E. A. Nadirshaw, Esq., B.A., B.E.,B.Sc. (Eng.), Assistant Engineer, (acting)	8th August 1923.
B. J. Panthaky, Esq., B.E., B.Sc. (Eng.), Assistant Engineer, (acting)	27th February 1924.
F. H. Stephenson, Esq., Costs Superintendent	10th November 1922.
(TEMPORARY.)	
I. K. Kaul, Esq., A.M.I.C.E., Executive Engineer, 1st Grade..	6th April 1923.
W. McLachlan, Esq., A.M.I.C.E., Executive Engineer, 1st Grade.	12th April 1923.
J. A. Kelly, Esq., Assistant Engineer (Mechanical) ..	1st August 1921.
M. Dorsey, Esq., Assistant Engineer	18th February 1921.
G. G. Marathe, Esq., L.C.E., Assistant Engineer, (acting).	10th November 1919.
J. N. Vakil, B.A., B.E., Assistant Engineer, (acting) ..	1st November 1920.
Consulting Engineers.	
Messrs. Rendel, Palmer and Tritton	December 1919.

Principal Officers of the Board—*contd.*

	Date of first appointment.
Land Manager's Department.	
M. S. Bharucha, Esq., L.C.E., Land Manager	1st August 1901.
J. T. Burge, Esq., F.S.I., Deputy Land Manager, (on other duty)	1st November 1912.
H. P. Matbar, Esq., L.C.E., Deputy Land Manager ..	1st October 1901.
A. K. Dadachanji, Esq., L.C.E., Deputy Land Manager..	12th July 1917.
G. L. Narasimham, Esq., B.A., B.C.E., Deputy Land Manager, (Acting)	3rd January 1920.
B. S. Vakde, Esq., L.C.E., Assistant Land Manager ..	3rd January 1920.
A. D. N. Smith, Esq., P.A.S.I., Assistant Land Manager, (attached to the Estate Agent's Department)	1st May 1920.
K. P. Pavri, Esq., L.C.E., Assistant Land Manager, (Acting)	9th January 1902.
L. J. Saldanha, Esq., L.C.E., Junior Assistant Land Manager	1st July 1903.
H. G. Mhatre, Esq., L.C.E., Junior Assistant Land Manager	19th April 1910.
E. M. Bhacka, Esq., B.E., Junior Assistant Land Manager, (Acting)	9th February 1921.
Estate Agent's Department.	
R. H. A. Delves, Esq., F.S.I., Estate Agent, (on other duty)	3rd December 1903.
J. T. Burge, Esq., F.S.I., Estate Agent, (Acting) ..	1st November 1912.
A. D. N. Smith, Esq., P.A.S.I., Assistant Land Manager	1st May 1920.
Secretary and Chief Accountant's Department.	
K. N. Ramasubba Aiyar, Esq., B.A., B.L., Secretary and Chief Accountant, (on leave)	23rd January 1918.
C. P. Gorwalla, Esq., B.A., Secretary and Chief Accountant, (Acting)	1st July 1922.
Narayen Trimbuck Chawathey, Esq., Deputy Secretary and Accountant, (Acting)..	30th December 1898.
E. B. Bharucha, Esq., Assistant Accountant, (Acting) ..	1st May 1904.
Medical Officer.	
Dr. C. Fernandez, M.D.	1st June 1923.

ANNUAL REPORT, 1923-24.

Introductory.

The year under review marks the 25th complete year of the Trust's existence and the 5th since operations were actively resumed after the close of the war. It may not therefore be out of place to summarize, briefly, what has been done during these five years especially as during four of them Mr. E. G. Turner, I.C.S., who left Bombay in January 1924, was the Chairman of the Board.

The area of the Board's estates has increased from 1,539 to 2,758 acres and now comprises 19 per cent. of the total area of the City and Island. The area disposed of for building rose from 318 to 521 acres and the number of tenements erected on sites provided by the Board from 17,080 to 31,439. As the number of tenements demolished during the period was 4,947 the net increase was 9,412 and the long standing deficit which stood at 6,527 at the end of 1918-19 has been converted into a surplus of 2,885.

The length of roads completed increased by over 25·6 miles and at the end of the year totalled 46·9. The capital debt of the Board rose from Rs. 5·68 crores to Rs. 13·54 crores and the amount standing to the credit of the sinking fund from Rs. 40·43 lakhs to Rs. 71·29 lakhs.

An analysis of the general account shows that receipts rose from Rs. 46·83 lakhs in 1918-19 to Rs. 71·08 lakhs in 1923-24 and that expenditure also rose from Rs. 31·08 lakhs to Rs. 87·62 lakhs. The deficits of Rs. 7·06 and Rs. 16·54 lakhs in the years 1922-23 and 1923-24 were less than were anticipated when the Trustees embarked on their present programme of works. The Act provides that at any one time the total of all deficits shall not amount to more than 15 per cent. of the total amount borrowed; including losses made prior to 1922-23 the total of the deficits at the end of that year amounted to Rs. 26·64 lakhs or to only 1·9 per cent. of the Rs. 13·54 crores borrowed. Profits amounting to over Rs. 1·39 crores have been made during the Trust's existence but these cannot be taken into account in calculating the 15 per cent. before referred to. The nett profit made by the Board during its existence is Rs. 112·48 lakhs.

During the year under report owing to the continued depression of the land market the area and value of the land disposed of was less than usual but after making full allowance for plots surrendered by lessees who were unable to carry out their agreements the nett increase in the area disposed of was 27,881 sq. yds. and its value was Rs. 6,93,587. It is gratifying to be able to record that before the end of the year there was a considerale improvement in the tone of the land market. The number of buildings under construction by lessees on the Dadar-Matunga estate shewed an increase and much progress was made. When the Bombay Electric Supply and Tramways Company are in a position to extend their tram lines to the King's Circle further progress with the erection of buildings should be rapid.

The construction of the Eastern Avenue was continued and a length of about 1,700 feet between Grant Road and Byculla Bridge was asphalted and

opened for traffic. This section as well as that between Lalbaug and the King's Circle has now been lighted by electricity. The widening and asphalting of the main road at Worli was also taken in hand and will be completed before the rains of 1925. Progress was also made with the development of the Nowroji Hill estate and valuable sites on this and on the Sydenham Road estate were prepared for leasing. The filling in of large areas on the Sion-Matunga and Sewri-Wadala estates was continued and road making on the former estate was commenced.

A commencement was made with the erection of 800 rooms on land purchased at Love Lane and a block of chawls on the East Agripada estate containing 234 rooms as well as accommodation for 54 looms was completed and occupied by Mahomedan hand weavers. Plans of single and two room tenements to be erected on the old stable site on the east of Bhendy Bazar were in course of preparation. These tenements are intended to accommodate persons who will be displaced when an additional length of Sydenham Road is taken in hand.

Statistics of Trust's work to date.

2. The usual appendices giving a synopsis of the Trust's work up-to-date under different heads are appended to this Report. They are summarised below :—

Appendix A.—A synopsis of the Trust's capital account transactions, showing how 15,36 lakhs have been spent on the city, *viz.*, 99 on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 14,37 on the acquisition and development of the Trust's own estates.

Appendix B.—A synopsis of the Trust's general account transactions, showing the total of interest and sinking fund as compared with the total receipts.

Appendix D.—A list of Trust's estates as at the end of 1923-24, showing how they have been developed. Total developed area 44·33 lakhs square yards, valued at Rs. 668·81 lakhs ; undeveloped area 84·75 lakhs square yards acquired at a cost of 479 lakhs. The original grants of land under Schedules C and D are also shown.

Appendix E.—A list of the schemes undertaken by the Board showing the expenditure already incurred in respect of each scheme, the progress made in 1923-24, the further work to be done and the estimated cost thereof ; aggregate estimated cost 19,11 lakhs, of which 13,36 lakhs had been spent to end of 1923-24.

Appendix F.—A tabular statement showing the area acquired in each scheme with actual cost of acquisition to date and estimate of future cost. Total 113 lakhs square yards acquired for nearly Rs. 890 lakhs ; 17 lakhs square yards yet to be acquired at a probable cost of Rs. 115 lakhs.

Appendix G.—A tabular statement showing the progress in leasing building sites on the Trust's developed estates. Total 1,832 sites covering 25·22 lakhs square yards leased at annual rentals aggregating nearly Rs. 25·68 lakhs, leaving 273 plots covering 3·68 lakhs square yards with rental aggregating Rs. 3·32 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation schemes undertaken by the Trust, showing that in completed schemes accommodation for 76 officers and 1,464 men with their families has been provided on sites aggregating 0·57 lakh square yards in area.

Appendix I.—A list of chawls constructed by the Trust for the poorer and working classes, showing that in 85 completed chawls accommodation for 23,404 adults has been provided on sites aggregating 1·13 lakhs square yards in area at a capital cost of Rs. 122 lakhs. Annual rents (from Rs. 3·12 to Rs. 65 per tenement per month) aggregating Rs. 4·48 lakhs per annum; capital cost per adult accommodated Rs. 521.

Appendix J.—A list of roads constructed by the Trust. Total roads all completely drained, sewered and lighted aggregating 17·94 miles in length and 4·39 lakhs square yards in area handed over to the Municipality. Others complete and incomplete aggregating 28·93 miles in length and 7·13 lakhs square yards in area, yet to be handed over; cost of roads to date Rs. 137 lakhs for construction (excluding cost of land).

Acquisition of Land.
(a) **L.A.O.'s cases.**

3. The office of the Land Acquisition officer for the City of Bombay was held by Mr. G. C. Rowe, P.A.S.I., who was assisted by Mr. H. V. Date, B.A., Assistant Land Acquisition Officer up to 31st October 1923.

The total number of cases brought on the file was 1,524, which included 1,513 outstanding cases of the previous year.

Out of the total number of 1,524 cases, 122 embracing an aggregate area of 233,067 square yards (48 acres) were disposed of and compensation amounting to Rs. 12,61,306 awarded. One case was withdrawn from acquisition.

Thus at the end of the year, there remained 1,401 cases outstanding.

At the close of 1922-23, a total area of 19,38,187 square yards (400 acres) had remained to be acquired. The acquisition effected in the year under review, comprising 233,067 square yards (48 acres) represents a trifle more than 12 per cent. of the balance brought over from the previous year.

The total area acquired included 5,500 square yards of passages, for which nominal compensation amounting to Rs. 4 was paid. If this area be excluded from the total area of 233,067 square yards and the compensation of Rs. 12,61,306 be spread over the balance, it gives to the land acquired a rate of Rs. 5·54 per square yard an average which is lower than the rate of Rs. 6·33 at which land was acquired in the preceding year 1922-23.

Details of acquisition effected by contest as also by settlement are given for each scheme separately in Appendix F. They may be briefly summarised as under :—

Settled.			Contested.			Total.		
No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.
	Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.
60	1,25.014 (26 acres)	6,54,426	62	108,053 (22 acres)	6,06,880	122	233,067 (48 acres)	12,61,306

The foregoing table shows that out of 122 cases acquired 60 were settled, which represents 49 per cent. of the total number of cases disposed of. The aggregate amount of awards in these settled cases was Rs. 6,54,426, which is equivalent to 52 per cent. of the total amount of Rs. 12,61,306, awarded for all acquired cases.

Most of the cases acquired are in Dharavi and Sewri-Wadala Street schemes. None of them had any notable features that call for any special remarks or comments.

(b) Tribunal's cases.

4. At the close of the previous year there were 260 outstanding References, of which 20 were contested before the Tribunal, 6 dismissed on account of non-appearance on behalf of the claimants, 69 were allowed to be withdrawn by the claimants and 7 were compromised for various sums aggregating Rs. 23,395 paid by the Board. These seven were recorded by the Tribunal as withdrawn, each party bearing its own costs.

In the 20 contested References, awards were increased in 6 and confirmed in 14 References.

Certain important References out of 20 contested have been briefly described in Appendix O-2.

From the creation of the Trust upto the end of 1922-23, 638 References were demanded. 10 were filed during the year under report and 102 were disposed of, leaving 168 References for disposal.

The total cost of the Tribunal was Rs. 43,752 both for compensation and apportionment References, the bulk of this amount being for compensation References. The Trust Counsels' and Solicitors' charges amounted to Rs. 70,753.

(c) High Court cases.

5. There was no High Court Appeal outstanding at the beginning of the year. During the year under review only one appeal was filed in the High Court from the Tribunal's decision in Reference No. 24 of 1921, Case No. 244 of Scheme No. 57.

WORKS.

Works.

6. The Engineering Department has been chiefly concerned in the carrying out of the undermentioned works which represent the bulk of expenditure debited to Capital Account in the year.

The expenditure is given separately for chawls, semi-permanent sheds, roads and filling, the figures being in thousands of rupees.

Scheme.	Chawls and S.-P. Sheds.	Roads, drains, etc.	Filling in.
Flats and Chaupati	....	2	4
Scheme 3—Sandhurst Road	25	4	....
,, 4—Gamdevi	....	15	....
,, 5—Dadar-Matunga	Cr. 6	4,25	19
,, 6—Sion-Matunga	1	3,52	25
,, 29—Nowroji Hill	....	96	1
,, 32—East Agripada	1,08	10	....
,, 37—Sydenham Road	....	39	....
,, 31—, ,, 43—, ,, 47— Parel Estate	....	90	22
,, 50—Mazagaon	2,79	53	....
,, 52, ,, 58, ,, 61 Worli	....	10,04	2,71
,, 53—Foras Road	Cr. 41	6	....
,, 54—Kolbhatwadi	....	26	....
,, 56—Dharavi	....	43	2,94
,, 57—Sewri-Wadala	....	1,20	94
,, 60—Naigaum	....	3,67	1,29
,, 62—Love Lane	1,80	....	....
,, 66—Mahalaxmi	....	1,65	23
	5,46	28,17	8,82
		42,45	

Police Accommodation Schemes.

Rs. 4·51 lakhs were spent on Police Accommodation Schemes, through the agency of the Executive Engineer, Presidency, Public Works Department.

			Lakhs.
Scheme	34,	Lamington Road	Rs. 0·39
,,	40,	Byculla	,, 0·75
,,	46,	Naigaum 1st	,, 2·20
,,	48,	Mahim..	,, 0·14
,,	55-A,	Mazagaon	,, 0·34
,,	63,	King's Circle (Matunga) ..	,, 0·69
		Total Rs	4·51

Quarries.

Sewri Quarry.—The expenditure during the year under report was Rs. 3,86,623 and the sale of materials produced Rs. 4,25,039, giving a profit of Rs. 38,416. As 23,684 solid brass were quarried during the year, the rate per brass works out to Rs. 1·6.

Nowroji Hill Quarry.—The expenditure during the year under report was Rs. 1,58,421 and the total receipts from the sale of materials was Rs. 1,77,725, showing a profit of Rs. 19,304. The rate per brass for the 8,828 brass quarried during the year is therefore Rs. 2·2.

Bhoiwada.—This quarry is of a different nature from the other two as although it is a stone quarry the stone has practically no commercial value owing to its being so kutcha as to be worthless for building or road work. At the same time it has to be removed to permit of the development of Scheme 57. The expenditure on this quarry during the year was Rs. 60,000 approximately which will have to be taken as a charge against Scheme 57.

General Account.

Rs. 7,77,389 were spent against this account of which Rs. 9,484 were spent on the maintenance of Colaba Reclamation and Schedule Estates, Rs. 1,17,386 on repairs to acquired buildings, Rs. 84,851 on repairs to Trust Chawls, Rs. 2,02,324 on the maintenance of streets and Rs. 3,63,344 for the Agripada Workshop and the Motor Lorry Workshop. As the workshop and lorries earned Rs. 3,83,484 during the year, a net balance of Rs. 20,140 stands to the credit of their account.

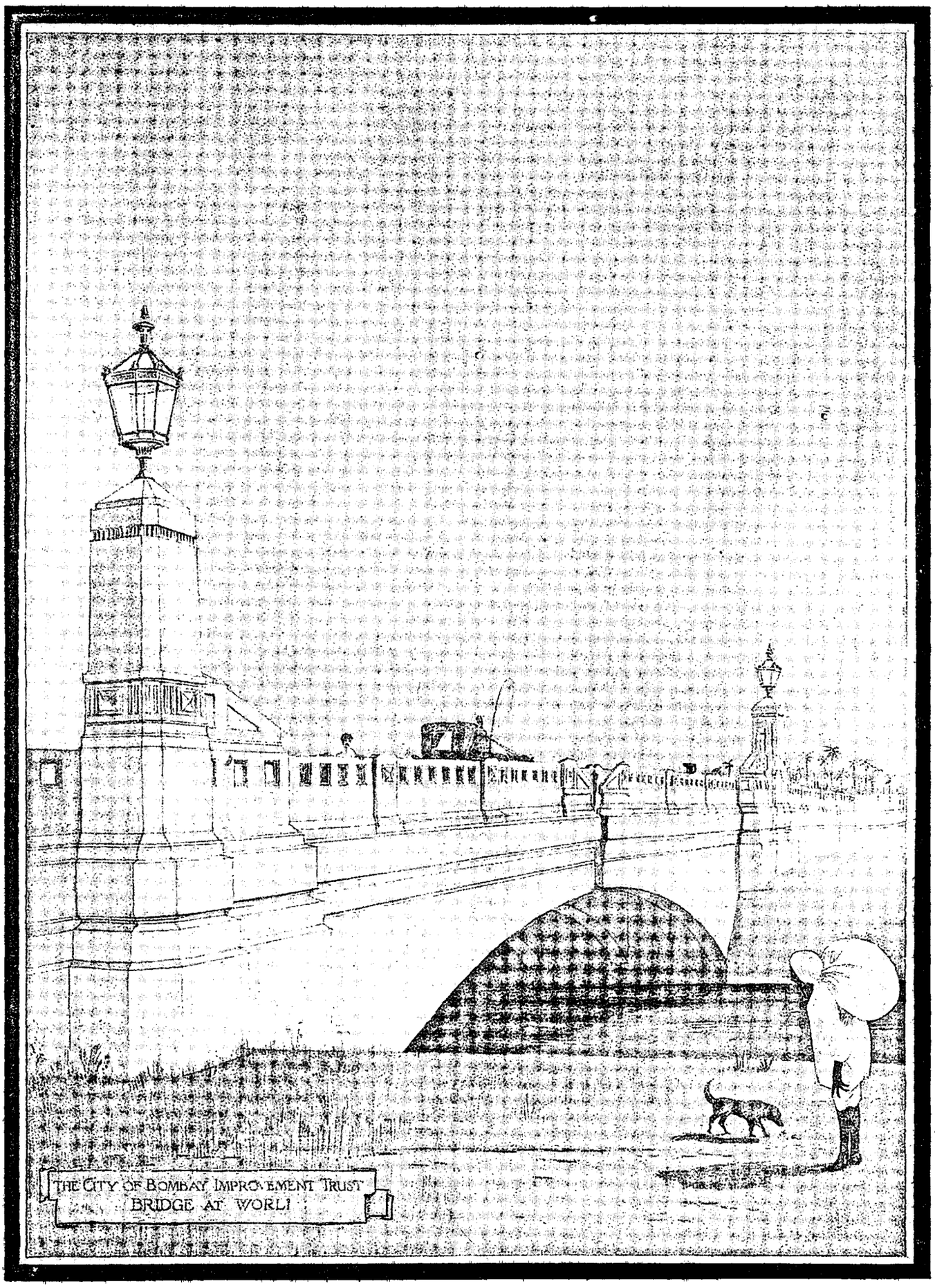
Works in the Schemes.

Works in the Schemes.

7. During the year under report the Engineering Department of the Trust carried out a large amount of useful work, a short description of which appears below.

Worli.—Work in the scheme was considerably handicapped at the beginning of the year owing to the confusion caused by the failure of a contractor to carry out his work in a satisfactory manner. Fresh arrangements for carrying on the work had to be made and resulted in excellent progress being made during the last half of the year.

The Promenade at Worli.



THE CITY OF BOMBAY IMPROVEMENT TRUST
BRIDGE AT WORLI

The scheme is now beginning to show some indications of its final form and the marine esplanade which has been completed for a very considerable portion of its length is proving very attractive. The drainage tunnel which passes for 9-10ths of its length through solid rock of the hardest description to be found in Bombay was completed in about a month under the estimated time. It was driven from three shafts and the engineers had the satisfaction of finding that the different headings met in perfect line and level.

The widening of the main Worli Road was taken in hand late in the year and made fair progress taking into consideration the difficulties of keeping through traffic going while lowering the road to its new level and of getting the various service mains removed from the old road to their new positions. It is hoped that the widening of this road and the construction of the new bridge over the storm water channel will be completed by April 1925. The new bridge which is of re-inforced concrete construction will have a clear span of 80 feet and a width of 82 feet. It has been designed as a double cantilever and will take the heaviest loads likely to be brought upon it.

A considerable quantity of road work and the greater proportion of the drainage and sewerage work has already been completed. The sewers on the southern half of the hill have been connected with the Love Grove sewer while the remainder have been brought down to a point near the storm water channel; at present there is no outlet for these last mentioned sewers as work on the Municipal Scheme has not yet been taken in hand.

Dadar-Matunga—Scheme 5.—A considerable quantity of finishing work has been done in this scheme and the western avenue of the Kingsway has been asphalted as far as the King's Circle while a number of internal roads have been mexphalted and handed over to the Municipality for maintenance. In this scheme also there has been trouble with the sewerage arrangements as here again, although the whole of the Trust property is properly sewered, the sewers have no free outlet and the Trust has been obliged as a matter of self-protection to provide pumping arrangements and septic tanks for the treatment of the sewage prior to turning the effluent into the storm water channels. The present pumping installation is insufficient and at the end of the year under report, the Board had under contemplation without prejudice to its claim for re-payment later, the provision of additional pumping plant and purification works at Dadar to deal with the sewage of this area and of the Naigaum Estate until permanent arrangements are made by the Municipality.

Naigaum—Scheme 60.—The construction of the remaining roads in this scheme was pushed on vigorously and practically all of them are complete, in so far as the Trust policy of completing roads up to a certain point and leaving them for a year or 18 months to consolidate under traffic, before finally finishing them, is concerned.

Sion-Matunga—Scheme 6.—During the year the Board came to an arrangement with Government for the inclusion in this scheme of an additional area of about 150,000 square yards of the Rowli salt pans. Considerable progress was made with the filling in of this land and of other areas included in the scheme.

The western avenue of the Kingsway from the boundary of Scheme 5 was pushed on with and was opened to traffic for over ¾ of its length in this scheme. In accordance with the policy usually adopted by the Trust the finishing surface will not be applied until the road has been consolidated under traffic for at least eighteen months.

A large amount of work in connection with the laying of sewers and storm water drains in the northern part of the scheme was done.

The camp for the housing of the labour of the Trust north eastern schemes, which is situated in Scheme 6, has proved of the utmost value. The health of the labour has been excellent and owing to the anti-mosquito precautions the amount of malaria has been phenomenally low during the year.

A cinematograph exhibition of an educational character giving instruction to the labour of the danger from mosquitoes and rat fleas and also showing first-aid operations was given to the labour housed in this camp and greatly appreciated by them and it is probable that additional opportunities of bringing the importance of sanitation to the minds of the labouring classes pictorially would have a very considerable effect in the improvement of conditions of health among them.

Sewri-Wadala—Scheme 57.—A large quantity of work was done in this scheme which being out of the way is not generally appreciated by the public of Bombay. Masses of stone round Sewri village are fast disappearing and there appears to be a prospect that very shortly a considerable quantity of land will be ready for development in the south eastern portion of this area.

A start has already been made with the roads and drainage system near the Spring Mills.

Dharavi—Scheme 56.—In pursuance of the new policy of the Board, the work on this scheme was limited to the filling in of the area proposed to be taken over by the Development Department for industrial housing and to the construction of a large sized storm water drain on the extreme west of the scheme. As during the year, it was learnt that Government had decided not to acquire the land the work was slowed down and only such filling on this area will be done as is necessary to protect the storm water drain under construction. Work on the storm water drain will be continued, as the drain is essential not only for the drainage of the Dharavi scheme but also for the areas lying to the east of the G. I. P. main line in the Dadar-Matunga and Sion-Matunga schemes. The work so far done has shown satisfactory progress.

Widening of Suparibag Road—Scheme 31.—Both sides of the main road from Lalbag to Elphinstone Road were asphalted and completed and the western side from Elphinstone Road to Naigaum Cross Road was asphalted with the exception of a small portion which had to be left for the construction of a sewer across the road. It was decided during the year that the whole of this road should be lighted by electricity and shortly after the close of the year under report, the western side was so lighted.

Parel Road Northern Street Scheme—Scheme 47.—A start was made with the construction of this important road and one side of the Lalbag junction was completed and asphalted.

THE CITY OF BOMBAY IMPROVEMENT TRUST

SCHEME No. 37 HOUSING SCHEME

TWO ROOM TENEMENTS

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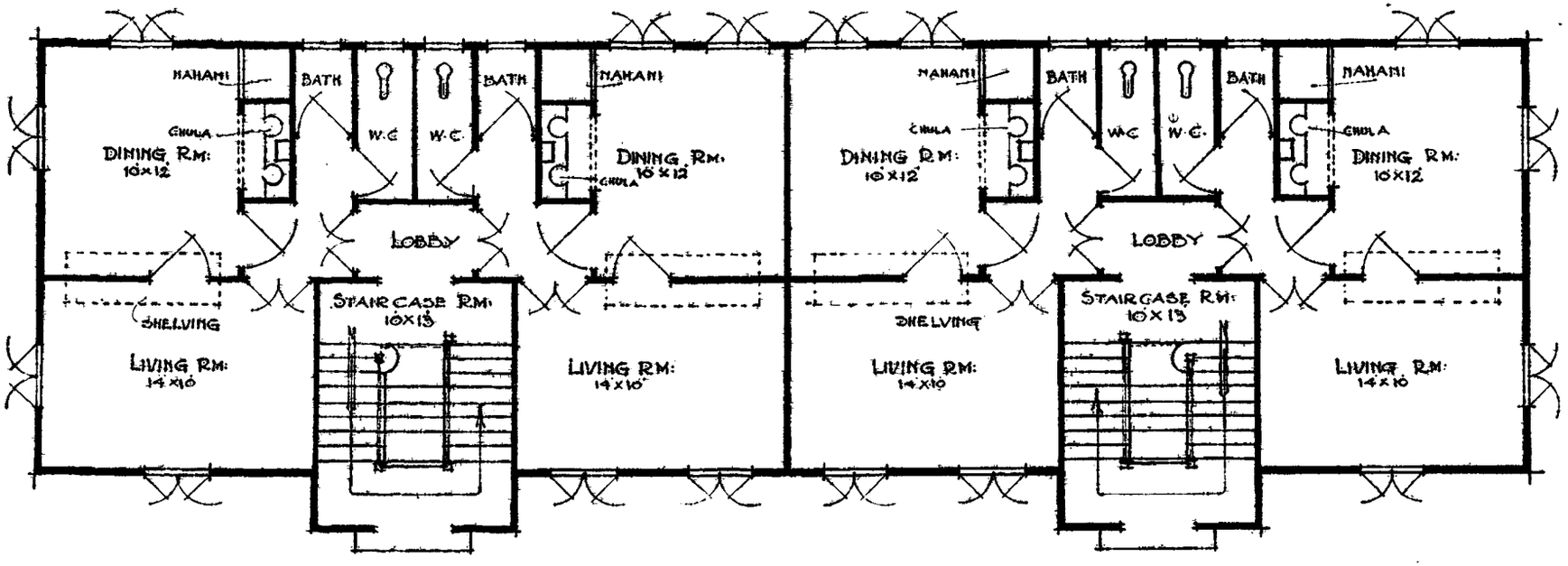

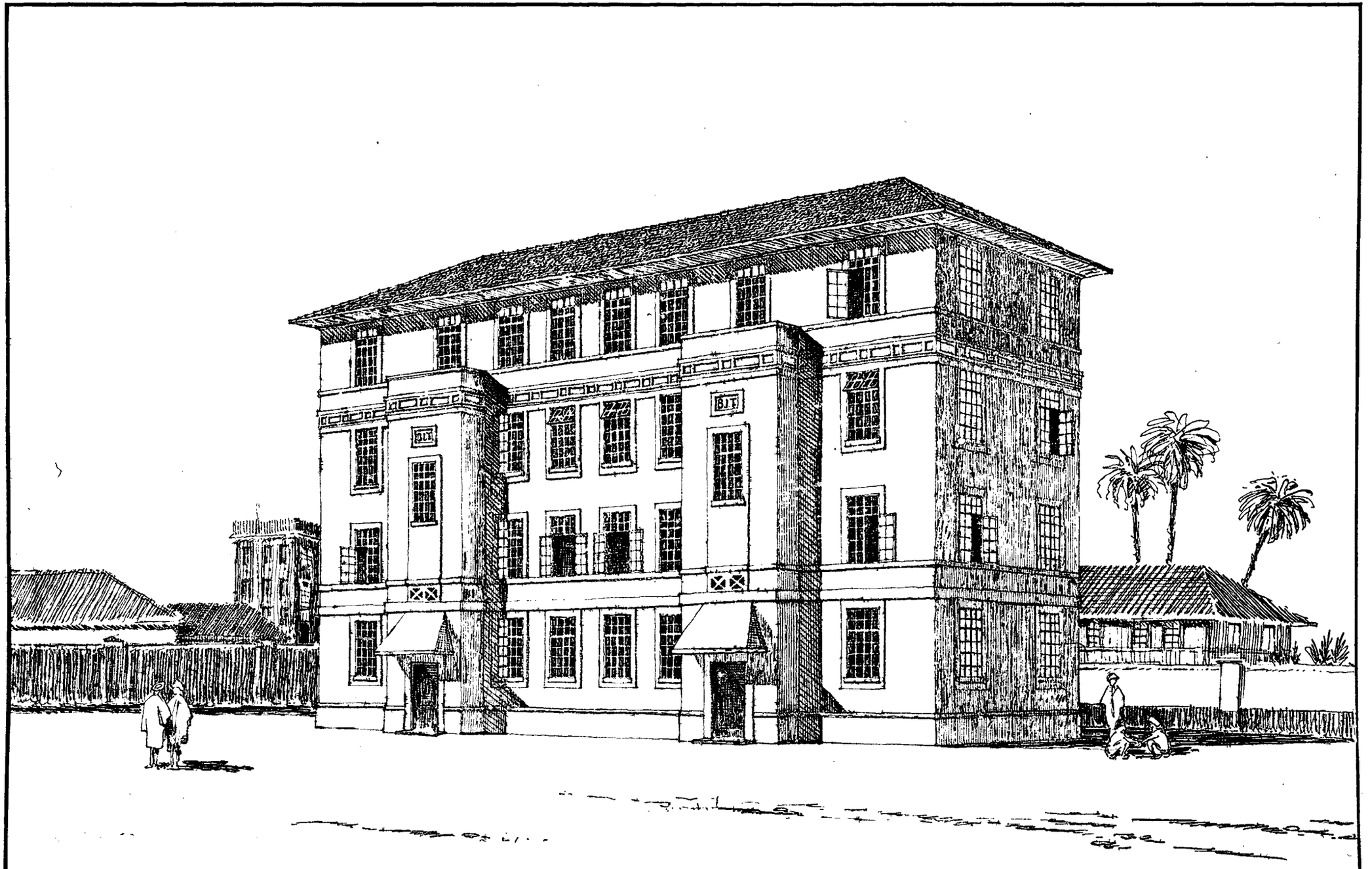

THE CITY OF BOMBAY IMPROVEMENT TRUST SCHEME No 37 HOUSING SCHEME TWO ROOM TENEMENTS

Parel Road (Central) Street Scheme—Scheme 43.—Considerable progress was made with the shifting of the tram lines and with the widening, to 120 feet, of that portion of the road which lies between Grant Road and Byculla Bridge. The concrete foundation and the asphalt surface of a large portion of the road was completed before the end of the year and the remainder was finished before the rains broke.

Sydenham Road—Scheme 37.—A start was made with the construction of this road but progress here is bound to be slow owing to the difficulty of rehousing the displaced inhabitants and to the fact that road work will have to proceed *pari passu* with the construction of the Municipal main sewer on which a commencement has not so far been made.

As regards dishousing, the Board approved generally of a proposal to erect one-room and two-room tenements on the portion of the vacant land in Scheme 43. Plans and estimates for this have been taken in hand and work will be proceeded with during the fair season of 1924-25.

Nowroji Hill—Scheme 29.—A fair amount of progress was made in this Scheme and the roads in the southern portion have been completed and handed over to the Municipality.

Mazagaon Chawls—Scheme 50.—The chawls in this Scheme were completed during the year under report thereby relieving the congestion at Nowroji Hill and permitting the demolition of a considerable number of buildings which were obstructing the progress of the work in that scheme.

Love Lane Chawls—Scheme 62.—In connection with the construction of the Guzri Bazaar Section of the Eastern Avenue, a Chawl Scheme was commenced on the vacant land in Love Lane. This work has been let out by contract, but unfortunately the progress has not been as good as it should have been and the contractors are at present at least 3 months behind in point of time.

Administration.

8. Two Street Schemes and two Police Accommodation Schemes were notified during the year. **Trust's Programme.**

Mahaluxmi Street Scheme, No. 66, is a small one and is mainly intended to develop the Board's own land in the vicinity of the Willingdon Sports Club. The area included in the scheme is 101,023 square yards of which 94,950 square yards belong to the Board, 3,750 square yards to the Municipality and 2,323 to private owners.

A scheme (No. 69) for the widening of Byculla Bridge to 100 feet and the alteration of the approaches thereto was notified and sanctioned by Government. The bridge had in any event to be reconstructed by the G. I. P. Railway Company and the cost of the necessary works is being shared between the Company and the Board. The Board's share is estimated at slightly over Rs. 6 lakhs. This is the seventh and last section of the Great Eastern Avenue, which, when completed, will extend from Sion to Crawford Market.

A very important Police Accommodation Scheme (No. 67) at Naigaum was notified and sanctioned. The scheme provides for the construction of buildings sufficient to accommodate 2 Superintendents, 2 Inspectors, 1 Deputy Inspector, 5 Sub-Inspectors, 9 Jamadars, 76 Head Constables and 580 Constables. A large parade ground is to be provided and it is probable that additional land for recreation purposes will also be available. This is the largest scheme of its kind yet undertaken by the Board, and as most of the men to be accommodated now reside near Crawford Market a considerable number of living rooms will be available for other purposes.

Another Police Accommodation Scheme (No. 68) at Worli was also notified and sanctioned. This scheme provides for the erection of buildings for 1 Inspector, 1 Deputy Inspector, 3 Sub-Inspectors, 2 Sergeants, 1 Jamadar, 8 Head Constables and 104 Constables. A Police Station and a parade ground will also be provided.

SCHEME 62—LOVE LANE CHAWL SCHEME.

The objection of the Jain Community to the acquisition and to the erection of chawls near their Temple was met by the Board agreeing to lease to the members of the Community an area of land adjacent to the Temple compound.

A further objection to this scheme was raised by the Trustees of the Masina Hospital, who were of opinion that the proposed chawls would be a nuisance to the occupants of their isolation ward. After inspecting the premises the Board decided to alter the lay out of the chawls and to reduce the number of rooms from 866 to 779. A clear margin of 100 feet is now left between the nearest chawls and the isolation ward and a portion of this will be leased to the Hospital Authorities on conditions which will prevent the erection of buildings on it. Negotiations had not been finally concluded by the end of the year and the erection of the chawls was delayed for some time. It is hoped they will be ready for occupation by March 1925.

Development of Worli Point.

SCHEME 52—WORLI.

Worli Koliwada Village was represented by the Municipal Commissioner in 1914 as insanitary and was, therefore, included in the Worli Scheme. The scheme as sanctioned by the Board provides for the removal of the village to a new site, opposite the Roman Catholic Church on which site new tenements were to be erected. Provision was also made for a new bunder for landing fish near the site now used for beaching boats in the monsoon. The Kolis objected to the acquisition of their properties on the following grounds :—

(*a*) The new site would be a long distance from their landing place.

(*b*) They would have no rocky ground on which to dry their nets.

(*c*) They would not be allowed to dry fish on the new site.

After considering the Kolis' petitions, the Board resolved that the village could not be allowed to remain on the present site. To meet their wishes,

however, the Board sanctioned a revised arrangement which will be submitted to Government for sanction after the Kolis have approved of it. Under the revised arrangement the Board will construct tenements on the sanctioned site opposite the Roman Catholic Church and make a small reclamation of about 7 acres with a bunder to the east of the Fort and will erect godowns thereon. This arrangement will enable the Kolis to keep their nets, baskets, oars, etc., near to their boats and also adjacent to their drying ground. The tenements will consist of a ground and an upper floor and will contain two living rooms each. The revised scheme is estimated to cost Rs. 3½ lakhs more than the sanctioned scheme.

SCHEME 47—PAREL ROAD (NORTHERN)—LAY-OUT.

It was decided to increase the total width of the Parel Road between Arthur and Kala Chowki Roads to 125 feet and to provide footpaths 20 and 15 feet wide on the west and east respectively, and to lay the carriage way to an uniform camber with the up and down Tram-track close together in the centre. As an experiment two timber platforms, each 5 feet in width, with the necessary breaks for crossings are to be placed on either side of the Tram-tracks.

EASTERN AVENUE, LIGHTING ARRANGEMENT.

The lighting of the Eastern Avenue between—

(*i*) J. J. Hospital and Byculla and

(*ii*) Lalbag northward to Mahim Chord by electricity was sanctioned at an estimated cost of Rs. 3·45 lakhs and most of the work was completed.

SCHEME 6—SION-MATUNGA.

Owing to the bad shape of the eastern boundary of this scheme the Board decided to acquire the Government salt pan land at Raoli admeasuring 1,42,614 square yards. The scheme was accordingly revised and the land acquired from Government. The filling in of the area was commenced and made good progress.

Changes in Trust Estates. Government (Schedule C) Lands.

9. During the year Government resumed an area of 15,658 square yards, being a portion of the Flats for transfer to the Municipality, who desired to use it as a Jewish Cemetery. The compensation paid to the Trust in respect of this transaction was Rs. 1,56,580. An area of 1,692 square yards being a further portion of the Flats was utilized for the purpose of the Century Spinning and Manufacturing Coy.'s housing scheme and for this the Board received a sum of Rs. 3,384.

Municipal (Schedule D) Lands.

An area of 2,637 square yards at Agripada was acquired by Government, for a sum of Rs. 18,458, in connection with the new terminus for the B. B. and C. I. Railway.

The net changes in the Board's Estates effected are set out in the following Statement, full details of which will be found in Appendix D-4 to this report :—

		As at the beginning of 1923-24. Sq. yds. in thousands.	As at the end of 1923-24. Sq. yds. in thousands.
	Developed Land.		
Appendix D-4, Column 5..	Permanently leased	23,70	23,37
„ „ „ 5..	Trust Chawl Sites	1,41	1,86
„ „ „ 9..	Yet to be permanently leased ..	2,60	3,69
„ „ Columns 12, 13 and 14	Remainder, roads, open spaces, etc.	14,10	15,41
„ „ Column 15.	Total ..	41,81	44,33
„ „ „ 7..	Rent of permanently leased area.	25·3 lakhs	25·7 lakhs
	Undeveloped Land.		
„ „ „ 16..	Area in thousands of sq. yards	85,41	84,75
„ „ „ 17..	Cost of Acquisition	507 lakhs	479 lakhs

At the end of 1923-24 out of total area of 2,916 acres vested in or acquired by the Trust it will be seen that about $\frac{3}{5}$ths remained to be developed; of the developed area $\frac{1}{8}$th remained to be leased. The average value of the leased plots is Rs. 17 per square yard ; that of those which remain to be leased is estimated at about Rs. 15 per square yard.

Progress of Development.

10. Further progress has been made in working out the detailed development of areas likely to be first in demand by the public.

Several old and insanitary buildings were demolished in Tulsirampada, Kolbhatwadi, Memonwada and Nowroji Hill. At the close of the year the land was being cleared of debris preparatory to being placed on the market for leasing. As all these areas are situated in densely populated parts of the City and as some of them have valuable frontages, there should be no difficulty of disposing of the new plots. Arrangements were made by which the Board gave free of charge the land necessary to provide access to the high level platforms of the new Sandhurst Road Station on the Harbour Branch Railway. The opening of this station early in 1925 should result in an increased demand for land on the Board's Nowroji Hill Estate.

Dishousing and Rehousing.

11. Upto the beginning of the year 1923-24, completion certificates had been granted for 734 buildings on Trust Estates (exclusive of Police and Trust Chawls) and taking into consideration the buildings which had been occupied with permission without completion certificates, the accommodation that had been made available by private enterprise was as follows :—

2,875 shops, 598 godowns, 1 shoeing forge, 3 soda water factories, 1 rope factory, 3 soap factories (one having one store-room, one packing room, two offices and one hall), 1 tinsmith's shop, 1 iron foundry, 1 church, 4 theatres, 5 temples,

10 show rooms, 15 work-shops, 9 houses for clubs and other associations, 9 schools, 1 music school, 4 hospitals, 3 office buildings, 11 electric substations with four offices, 1 office, 1 Jamatkhana, 5 hotels, 2 hostels, 154 motor garages, 32 coach houses and stalls, 3 motor workshops and a show room, 1 printing press, 1 lecture hall, 1 foundling home accommodating 300 inmates, 1 paper sorting workshop, 1 silk school, 1 silk factory, 1 weaver's shed for 50 looms and a rope factory, 1 photographic studio, 1 lying-in-hospital for 22 beds, 1 post and telegraph office, 1 building for hospital and school purposes, 1 building for marriage ceremonial purposes, 1 stable for 10 bullocks, 16 milch cattle stables for 4,275 animals, 1 Cabinet workshop, 1 Sanitary Institute, 2 stables, 3 sheds for Tramway Co.'s work-shop, 1 hall, 1 library, 1 office and godown, 69 store-rooms, 2 bakeries, 1 sick room, 1 Orphanage, 1 mosque, 1 prayer hall, 14,139 tenements for families (6,960 of which are one-room tenements, 2,123 two room tenements, 3,256 larger tenements and 1,800 servants' quarters).

In 1923-24 completion certificates were granted to 57 new buildings and in addition permission was given for the occupation of 16 buildings almost complete.

The following further accommodation was thus made available by private enterprise :—

57 shops, 24 godowns, 20 garages, 6 offices, 7 store rooms, 2 electric substations, 1 Technical Institute (having 1 Power House, 2 Work-shops, 1 Textile Department, 13 Office rooms, 1 Chemistry Department, 9 lecture rooms, 10 store rooms, 1 foundry and smithy, 1 Machinery Fitting Department, 1 Electrical Department, 1 Library, 2 Physics Heat and Physics General, 1 machinery testing laboratory, 1 Principal's and Board's room, 1 Drawing and Examination Hall) 1 cow shed, 873 tenements for families, (629 of which were one room tenements, 58 two room tenements, 133 larger tenements and 53 servants' quarters).

There were no vacant tenements in the Trust acquired houses and chawls, save those tenements in acquired buildings, which have been closed as unfit for human habitation, 182 old buildings on the Trust Estates were demolished, containing 2,599 tenements, of which 2,000 were of one room each. In accordance with usual practice, the dishoused tenants were offered accommodation in the Trust buildings and chawls, and a large number of such tenants accepted the accommodation offered. The new residential accommodation made available on the Trust Estates during the year (neglecting shops and other non-residential quarters) amounted to 6,012 tenements, *viz* :—

Lessees' houses	873
New Kalapani Scheme No. 32	210
Mazagaon Street Scheme No. 50	720
Foras Road street Scheme No. 53	864
Century Mill Chawls Scheme No. 51	476
Kohinoor ,, ,, ,, 60	286
Bombay Development chawls Scheme No. 60..	1,520
,, ,, ,, ,, 61 ..	960
1st Nagpada Police Accommodation Scheme No. 14	6
Carried over ..	5,915

	Brought over ..	5,915
Lamington Road P. A. Scheme No. 34 ..		20
Mazagaon Road P.A. Scheme No. 55A ..		24
Agripada East Scheme 32 S.P. sheds	94	
Sydenham Road ,, 37 ,, ,, ...	95	
Mazagaon ,, ,, 50 ,, ,, ...	14	
Naigaum ,, ,, 60 ,, ,, ...	10	
Foras ,, ,, 53 ,, ,, ...	9	
Total No. of S.P. sheds erected..	222	53
Less—169 S.P. Sheds demolished—		
Scheme No. 3 .. 25		
,, ,, 6 .. 6	169	
,, ,, 29 .. 118		
,, ,, 31 .. 20		
169	53	
Total ..		6,012

It will be noticed that in the year under report, the long standing balance against the Trust in the way of an excess of tenements demolished over new tenements provided on their estates, including those erected by the Development Department, and the several Mill Companies has been wiped off, and the balance is now in favour of the Trust instead of against it, *viz.* 2,885 tenements as shown below :—

Tenements demolished		28,554
Tenements provided in the Trust chawls including Spring Mill chawls, Century Mill, Kohinoor Mill and Bombay Development chawls	12,108	
Tenements provided in the S.P. camps	1,895	
Tenements provided in the Police chawls	2,424	
Tenements provided in the Board's Lessees' Buildings ..	15,012	
		31,439
Balance in favour of the Trust		2,885

Details are given in appendices N1 and N2.

The following table shows for the last five years the number of buildings, shops and tenements constructed in the City of Bombay both within and without the Trust's estates :—

	No. of New buildings.	Shops and godowns.		Residences.		Total net increase of floor area. Sq. yds.
		No.	Floor area. Sq. yds.	No. of tene-ments.	Floor area. Sq. yds.	
1919-20.						
On Trust estates	57	295	6,949	1,268	68,809	75,758
Outside Trust estates	1,270	432	25,974	2,239	42,761	68,735
Total ..	1,327	727	32,923	3,507	1,11,570	1,44,493
1920-21.						
On Trust estates	96	312	9,254	2,822	82,591	91,845
Outside Trust estates	903	237	27,653	1,779	27,304	54,957
Total ..	999	549	36,907	4,601	109,895	146,802
1921-22.						
On Trust estates	90	310	11,578	2,065	58,137	69,715
Outside Trust estates	1,000	420	40,465	3,884	90,205	130,670
Total ..	1,090	730	52,043	5,949	148,342	200,385
1922-23.						
On Trust estates	84	168	6,550	3,198	79,722	86,272
Outside Trust estates	954	654	82,462	2,807	122,938	205,400
Total ..	1,038	822	89,012	6,005	202,660	291,672
1923-24.						
On Trust estates	117	144	6,084	5,170	106,761	112,845
Outside Trust estates	1,400	1,231	138,373	5,656	157,673	296,046
Total ..	1,517	1,375	144,457	10,826	264,434	408,891

Disposal of Lands.

Long leases.

12. Including 3 plots in East Agripada, Mazagaon and Love Lane, utilized by the Board as sites for Chawls, the number of plots let during the year was 33 having a total area of 150,272 square yards (31 acres) and valued at Rs. 29,37,162. In addition 4 plots having an area of 14,511 square yards (3 acres) were sold outright for Rs. 1,96,662. Deducting 98 plots which were resumed during the year the total number of plots disposed of upto end of 1923-24 is 1,836, measuring 25,37,211 square yards (524 acres) valued at Rs. 6,14,10,662 and having an annual rental of Rs. 25,80,299. The rate at which ground rents are capitalized in the various tables in this Report is at 22¼ years' purchase for plots let before the 23rd November 1920 and at 18 years' purchase thereafter.

Taking 6 per cent. on the amount receivable on account of sales and premia as the equivalent of annual rent, the figures indicating the progress in the disposal of the Board's lands in the year stand as follows :—

No.	Particulars.	No. of Plots.	Area sq. yards.	Capital value.	Annual Rent.
				Rs.	Rs.
I	Plots leased	33	1,50,272	29,37,162	1,34,673
II	Lands sold	4	14,511	1,96,662	11,799
III	Total plots disposed of	37	1,64,783	31,33,824	1,46,472
IV	Plots disposed of in 1923-24 or earlier but relinquished to the Board	98	1,36,902	24,40,237	97,933
	Net Total	— 61	+ 27,881	+6,93,587	+ 48,539
	Corresponding figures for 1922-23 ..	12	52,944	10,37,890	60,882
	Do. do. 1921–22 ..	45	5,84,043	81,50,997	4,52,104
	Do. do. 1920–21 ..	47	2,00,660	64,22,353	2,70,468

In Appendix G are given the details of leasing on each estate.

The above statement shows that the number of plots disposed of during the year was 37, while that of those relinquished was 98 ; the area and rental of the plots let during the year was, however, much greater than those relinquished. Of those relinquished no less than 79 form part of the Dadar Matunga Estate. Many of them had been let at low rentals to Co-operative Housing Societies who for various reasons were unable to raise the capital required for building.

As many of these plots were let at low rentals there is every possibility of re-letting them at increased rates.

Short Leases.

13. There were 1,242 acquired buildings in charge of the Trust at the commencement of the year, whilst 78 were acquired during the year, and 182 were demolished.

At the end of the year the Trust had 1,138 such buildings, containing 10,800 tenements.

The net change during the year was :—

Date.	Buildings.	Tenements.	Gross rental in lakhs.	One-room tenements.	Two-room tenements.	Larger tenements.	Shops.	Godowns.	Factories.
1/4/23	1,242	12,923	18·03	9,410	1,302	768	1,029	333	81
31/3/24	1,138	10,800	15·13	7,796	1,185	676	767	279	97

The rents realized from acquired buildings in 1923-24 aggregated Rs. 13,56,787.

The total temporary revenue realized during the year was Rs. 16,50,569, which compares with the corresponding figures of the previous two years as under:—

Particulars.	1921-22.	1922-23.	1923-24.
	Rs.	Rs.	Rs.
Rents from acquired buildings	16,40,600	15,68,985	13,56,787
Rents from lands let for temporary structures, etc.	2,60,482	2,42,451	2,15,234
Rents from lands let for storing materials, etc. ..	30,740	27,743	24,473
Rents from lands let for cultivation	56,036	75,481	54,075
Total	19,87,858	19,14,660	16,50,569

The fall of Rs. 2·65 lakhs in the temporary revenue as compared with the previous year is partly due to the demolition in schemes 29, 37 and 47 on account of development work going on in these schemes.

Administration of Chawls.

14. The average population in the Board's chawls (excluding the Foras Road, Mazagaon and New Kalapani chawls) and semi-permanent camps was 21,953 as shown in the following table :—

MORTALITY STATEMENT FOR THE CALENDAR YEAR ENDING 31ST DECEMBER 1923.

Names of Chawls and Semi-permanent Sheds or Health Camps.	Average Population.	Deaths from												Analysis according to Age.					Death-rate per 1,000 in				Death-rate in Municipal Section.	Remarks.
		Plague.		Cholera.		Small-pox.		Other infectious diseases.		Other Causes.		Total excluding Outsiders.		Under 1 month.	Over 1 month and under 12months.	Over 1 year and under 10 years.	Others.		1920	1921	1922	1923		
		A	B	A	B	A	B	A	B	A	B													
Agripada A Chawls ..	1,202	..	..	..	..	..	..	1	..	27	10	28		2	2	1	23		27·61	29·31	23·02	23·29	36·22	
„ B „ ..	2,729	..	..	..	..	..	..	3	1	38	12	41		2	2	12	25		19·60	19·52	16·89	15·02	36·22	
„ C „ ..	1,618	..	..	..	..	..	..	2	..	31	9	33		1	3	4	25		19·25	24·14	20·93	20·40	36·22	
Nagpada A „ ..	476	..	..	..	..	..	..	..	1	..	..	..		..	..	..	..		2·02	2·09	2·08	..	26·58	
„ B „ ..	481	..	..	..	..	..	..	..	..	..	..	..		..	..	..	..		2·02	..	..	..	26·58	
Chandanwadi „ ..	2,198	..	..	2	..	..	..	1	..	28	12	31		1	4	4	22		14·14	11·25	13·53	14·10	27·95	
Imamwada „ ..	2,920	..	..	..	..	..	..	1	..	27	8	28		2	2	6	18		11·06	9·92	14·27	9·59	36·31	
Princess Street „ ..	246	..	..	..	..	..	..	..	..	1	..	1		..	..	..	1		8·91	3·04	..	4·06	20·84	
Mandvi Kolivada Chawls ..	779	..	..	..	..	..	..	..	1	2	2	2		..	..	..	2		3·97	1·44	4·35	2·57	21·65	
Supariabag Chawls ..	1,504	..	..	..	..	..	..	..	..	2	..	2		..	..	..	2		6·97	13·61	4·43	1·33	28·96	
Chinch Bunder Chawls ..	1,579	..	..	..	..	..	..	..	..	3	..	3		..	..	..	3		4·65	6·09	1·99	1·90	31·95	
Mahar Chawls	1,214	..	..	..	..	..	..	1	..	9	..	10		2	..	..	8		..	..	9·34	8·24	36·22	
Peons' „	492	..	..	..	..	..	..	..	..	1	..	1		..	..	..	1		..	..	2·33	2·03	36·22	
Kalapani „	982	..	..	..	..	..	..	1	..	2	1	3		..	..	..	3		..	..	9·91	3·05	36·22	
Semi-permanent Sheds																								
Chowpati	841	..	..	..	..	..	..	1	2	9	..	10		1	..	..	9		16·07	10·70	8·25	11·90	25·83	
Agripada	1,099	..	..	..	..	..	..	..	1	3	..	3		..	..	..	3		3·96	2·62	6·37	2·73	36·22	
Supraibag	593	..	..	..	..	..	..	..	..	1	..	1		..	..	..	1		5·31	4·23	1·69	1·69	28·96	
Nowraji Hill	628	..	..	..	..	..	..	..	..	2	1	2		..	..	..	2		3·79	4·78	1·88	3·18	31·95	
Chinch Bunder	372	..	..	..	..	..	..	..	..	..	2	..		..	..	..	..		8·85	3·30	5·25	..	31·95	
	21,953	..	..	2	..	..	..	11	6	186	57	199		11	13	27	148		15·52	11·92	10·61	9·06		
	..	..	..	2		..	..	17		243		..		..	..	..	..		46·80	45·58	31·06	31·11	Whole City.	
Foras Road Chawls ..	2,384	..	..	..	..	..	..	..	..	9	..	9		..	..	1	8		..	..	..	..	31·67	
Mazagaon Chawls ..	2,720	..	..	..	..	..	..	..	..	2	..	2		..	..	..	2		..	..	..	..	36·68	
New Kalapani	649	..	..	..	..	..	..	..	..	2	..	2		..	..	..	2		..	..	..	..	..	
	5,753	..	..	..	..	..	..	..	..	13	..	13		..	..	1	12		..	..	..	..	..	

A=Regular residents. B=Outsiders brought in sick or deceased.

It will be seen from the foregoing statement that the death-rate per 1,000 during the year was 9·06 and is the lowest since 1912. From the marginal statement it will be seen that the death-rate in Board's chawls has continued to decline since 1912 (1918 and 1919 excepted, these being years of influenza epidemics). In most of the chawls, with the exception of Chandanwadi and Princess Street and camps at Chaupati and Agripada, the death-rate is lower than in the previous year.

Year.	Death-rate per 1,000 in Board's chawls.
1912	36·23
1913	25·49
1914	27·30
1915	22·13
1916	19·44
1917	17·80
1918	38·12
1919	25·20
1920	15·52
1921	11·92
1922	10·61
1923	9·06

*Separate blocks of chawls or floors in a block are reserved as far as practicable for each of the several communities, *viz.*, Hindu, Mahomedan, Christian, etc.

The following table gives the classification of the inmates of the chawls by communities according to the census of January 1924 :—

Chawls at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Agripada	1,820	2,395	503	709	4	..	5,431
Chandanwadi	357	1,133	214	648	..	..	2,352
Princess Street	..	316	..	..	..	..	316
Imamwada	..	1,617	1,344	..	..	..	2,961
Nagpada	..	307	303	108	90	..	808
Mandvi Koliwada	..	703	..	110	..	..	813
Chinch Bunder	..	1,366	6	..	..	..	1,372
Suparibag	444	382	186	556	2	1	1,571
Mahar Chawls	1,828	..	..	..	..	..	1,828
Peons' Chawls	..	260	129	..	3	..	392
Kalapani	..	..	612	..	..	..	612
Foras Road	4	1,742	501	121	..	..	2,368
Mazagaon	32	3,398	201	..	..	..	3,631
New Kalapani	..	..	401	..	..	..	401
Total ..	4,485	13,619	4,400	2,252	99	1	24,856

Semi-permanent sheds at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Scheme 6, Sion-Matunga ..	..	458	..	..	..	..	458
Chaupati	..	326	..	..	..	..	326
Scheme 32	1,740	..	580	..	..	..	2,320
„ 29	32	909	..	..	..	..	941
„ 31	..	366	40	..	..	..	406
Suparibag	104	238	..	..	..	..	342
Scheme 37	..	480	..	..	..	..	480
Mahaluxmi	..	586	..	..	..	..	586
Scheme 60 Naigam ..	..	34	..	..	..	..	34
Mazagaon	51	..	..	..	..	..	51
Foras Road	125	..	..	..	..	..	125
Miscellaneous	62	..	..	..	..	..	62
Total ..	2,114	3,397	620	..	..	..	6,131

Occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statements :—

Occupation or place of employment of the tenants.	Agripada.	Chandanwadi.	Princess Street.	Mandvi Koliwada.	Imamwada.	Nagpada.	Suparibag.	Chinch Bunder.	Workmen's cottages.	Mahar Chawls.	Peons' Chawls.	Kalapani.	Foras Road.	Mazagaon.	New Kalapani.	Total.
Mills	504	5	1	..	2	8	51	2	..	27	2	175	31	54	100	962
B. B. & C. I. Railway ..	35	8	..	1	5	2	38	11	..	3	..	..	5	1	..	109
G. I. P. Railway	139	9	1	4	7	22	219	18	15	49	1	3	1	16	..	504
Municipality	78	3	..	..	17	21	12	6	..	6	26	2	75	..	..	246
Port Trust	33	5	..	3	25	8	4	25	..	5	..	..	14	34	..	156
Police	12	3	..	..	27	7	..	5	..	..	1	..	..	1	..	56
Improvement Trust ..	29	11	..	1	7	5	1	3	..	5	23	2	19	3	..	109
Under Government but not in Police.	78	15	5	6	25	31	11	12	..	3	6	..	68	11	..	271
Fishermen	..	..	1	91	6	1	..	21	..	..	..	..	..	3	..	123
Hospitals, Missions and Schools.	20	9	..	3	11	6	4	..	..	16	..	..	13	2	..	84
Factories	65	17	2	10	79	19	30	12	..	26	..	..	41	1	2	304
Docks	35	6	1	2	21	7	22	35	..	14	..	..	246	148	..	537
Hawkers	48	96	8	5	81	30	3	10	..	8	1	20	48	11	10	379
Shop-keepers	64	38	2	30	27	1	2	9	..	2	..	3	4	20	3	205
Curd-Sellers	55	10	17	40	..	2	..	..	..	..	..	..	..	3	..	127
Office Peons	70	78	2	18	54	16	11	19	..	6	1	..	74	35	..	384
Office Clerks	55	46	..	9	24	13	20	10	..	4	2	..	62	22	..	267
Domestic Servants	60	48	..	2	4	1	6	12	..	1	..	..	43	5	2	184
Cart-drivers	27	..	1	1	7	2	..	6	..	16	6	..	5	33	..	104
Artisans	80	47	4	6	62	6	10	27	..	21	4	2	75	71	2	417
Tailors	16	38	..	5	26	5	17	9	..	1	..	..	12	5	1	135
Coolies	60	88	10	4	206	14	5	46	..	62	..	..	5	91	..	591
Barbers and Dhobies ..	14	24	..	..	7	4	4	3	..	..	1	..	30	22	1	110
Pressmen	9	14	2	1	83	5	4	15	..	..	..	1	12	30	..	176
Sundry Occupation	43	50	7	8	69	47	3	52	..	37	38	32	12	303	24	725
Unemployed	35	4	..	2	24	5	1	4	..	8	1	..	18	10	..	112
Total No. of occupied rooms.	1,664	672	64	252	906	288	478	372	15	320	113	240	913	935	145	7,377
Office Stores, &c.	..	..	..	..	..	..	2	..	..	..	..	..	..	..	..	2
Vacant rooms	1	..	..	..	..	..	..	..	..	..	7	..	431	345	65	849
GRAND TOTAL ...	1,665	672	64	252	906	288	480	372	15	320	120	240	1,344	1,280	210	8,228

Occupations followed by the principal tenants of the Board's semi-permanent sheds are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of semi-permanent sheds.												
	Scheme 6 Sion-Matunga.	Chaupati.	Scheme 32.	Scheme 29.	Scheme 31.	Suparibag.	Scheme 37.	Mahalaxmi.	Scheme 60.	Mazagon.	Foras Road.	Miscellaneous.	Total.
Mills	28	12	270	31	82	35	12	8	..	..	..	..	478
B. B. & C. I. Railway	18	3	..	7	51	..	..	..	..	..	..	..	79
G. I. P. Railway	34	..	..	12	10	2	..	..	..	..	..	..	58
Municipality	..	4	38	24	..	14	6	4	..	..	..	..	90
Port Trust	7	..	31	41	..	..	12	..	..	..	..	..	91
Police	..	4	..	..	..	..	..	..	..	..	..	..	4
Improvement Trust	..	..	78	10	..	22	..	3	..	..	33	20	166
Under Government but not in Police	6	..	..	..	..	..	10	..	..	..	..	..	16
Fishermen	..	21	..	..	..	..	..	5	..	..	..	..	26
Hospitals, Missions and Schools	..	..	6	..	..	..	..	5	..	..	..	..	11
Factories	5	10	8	6	..	8	21	18	..	..	..	..	76
Docks	..	..	12	38	..	..	18	21	..	..	..	..	89
Hawkers	..	..	10	3	..	..	11	18	..	..	..	..	42
Shop-keepers	..	..	8	1	..	..	4	3	..	..	..	..	16
Curd-Sellers	..	..	..	..	..	..	..	..	..	..	..	..	..
Office Peons	..	31	8	18	..	..	6	12	..	..	..	..	75
Office Clerks	..	..	..	..	..	..	..	..	..	..	..	..	..
Domestic Servants	..	..	20	16	..	..	8	10	..	..	..	..	54
Cart-drivers	3	..	8	12	..	..	..	8	..	..	..	..	31
Artisans	..	..	2	..	..	..	4	12	..	..	..	..	18
Tailors	..	..	6	..	..	..	..	..	..	..	..	..	6
Coolies	4	..	8	..	..	15	11	14	..	..	..	..	51
Barbers and Dhobies	..	..	..	..	..	..	..	..	..	..	..	..	..
Pressmen	5	..	12	..	..	..	..	..	..	..	..	..	17
Sundry occupations	..	..	81	9	3	..	3	10	10	14	..	..	130
Unemployed	5	1	10	6	..	..	..	..	..	..	..	..	22
Total number of occupied rooms	115	86	616	234	146	96	125	151	10	14	33	20	1,646
Office Stores, &c.	..	..	..	..	..	..	..	..	..	..	..	..	..
Vacant rooms	..	..	..	..	..	..	..	..	..	..	..	..	..
GRAND TOTAL	115	86	616	234	146	96	125	151	10	14	33	20	1,646

It may be noted that both in permanent and semi-permanent chawls about one-third of the occupants may be described as being in the public service. When Government and the Railway Companies provide sufficient accommodation for all their workmen and servants, there will then be more accommodation available in the Trust buildings for those of the working classes, who work for private companies and firms.

The following statement shows where the tenants of Board's chawls and semi-permanent chawls lived prior to their admission into these chawls :—

PERMANENT CHAWLS.	Number of tenants who came from			
	Demolished buildings in Board's Schemes.	Buildings in Bombay outside the Schemes.	Up-country.	Total.
Agripada	428	1,033	203	1,664
Chandanwadi	180	450	42	672
Princess Street	61	3	..	64
Mandvi Koliwada	189	63	..	252
Imamwada	436	394	76	906
Nagpada	43	118	127	288
Suparibag	35	379	64	478
Chinch Bunder	372	..	..	372
Workmen's Cottages	..	15	..	15
Mahar Chawls	115	205	..	320
Peons' Chawls	6	107	..	113
Kalapani..	240	..	..	240
Foras Road	538	375	..	913
Mazagaon	935	..	..	935
New Kalapani Chawls	145	..	..	145
Total ..	3,723	3,142	512	7,377
Semi-Permanent Sheds.				
Scheme 6 Sion-Matunga	115	..	..	115
Chaupati	86	..	..	86
Scheme 32	361	237	18	616
„ 29	234	..	..	234
„ 31	146	..	..	146
Suparibag	74	22	..	96
Scheme 37	125	..	..	125
Mahaluxmi	151	..	..	151
Scheme 60	10	..	..	10
Mazagaon	14	..	..	14
Foras Road	..	33	..	33
Miscellaneous	..	20	..	20
Total ..	1,316	312	18	1,646

Foras Road Chawls.—During the year the remaining 12 blocks were taken over from the Engineer, thus completing the programme. As there were no shops provided in the chawls and as the tenants were greatly inconvenienced in not being able to purchase their daily necessaries near by, six shops were constructed in the open space towards the southern end of the chawl site and these were let at rents ranging from Rs. 56 to Rs. 106 per mensem. Several blocks of

chawls had to be kept vacant during the year though ready for occupation in order to accommodate tenants to be displaced from scheme 37. As very few of these tenants took the advantage of the accommodation offered at concessional rents, there was no alternative but to let the remaining rooms to outsiders. This was done after waiting for several months.

Mazagaon Chawls.—During the year 7 more blocks were completed and at the close of the year there were 14 blocks containing 1,120 rooms. These rooms were occupied solely by tenants displaced from Schemes 29 and 50.

New Kalapani Chawl.—The new Kalapani chawl erected on plot No. 72 East Agripada, was completed and occupied during the year. On the ground floor, in addition to 32 living rooms, accommodation has been provided for 54 looms. On the two upper floors there are 210 rooms which like those below are let to displaced tenants. There are 24 shops which are let to displaced shopkeepers at Rs. 25 per mensem and to outsiders at Rs. 30 per mensem.

DeLisle Road Chawls.—It was contemplated to lease from the Development Directorate a number of chawls erected by them at DeLisle Road for the accommodation of the tenants to be dishoused from scheme 47. One block No. 12 was accordingly leased and let out during the year under review.

The total yearly rental of the 5,600 rooms and 160 looms in the Trust chawls amounted to Rs. 4,48,376, (*vide* Appendix I-2 and note at foot thereof); the revenue actually collected amounted to Rs. 4,33,525 or 94·13 per cent. of the total recoverable, *i.e.*, Rs. 4,47,783 for the year, plus previous arrears of Rs. 12,690.

The total rental for the year 1923-24 of the 2,038 rooms including looms in the weavers' sheds in Trust semi-permanent sheds was Rs. 66,278.

The revenue actually collected amounted to Rs. 54,099 or 65·85 per cent. of the total recoverable Rs. 65,815 for the year, plus previous arrears Rs. 16,425.

The rents charged by the Board for their permanent chawls range from Rs. 3-12-0 to Rs. 17-5-0 per living room for one room tenements and Rs. 6-8-0 to Rs. 65 for two and three room tenements.

The percentage of outgoings is as in the margin. On the basis of the maximum annual rental of Rs. 4,48,376, *i.e.*, full letting value of such of the sets of the chawls as were occupied throughout the whole year and total outgoings at 38·75 per cent. the net annual income of the permanent chawls works out to Rs. 2,74,630 or 4·38 per cent. on the cost of chawls, Rs. 62·76 lakhs, including value of land, (*vide* Appendix I-1). The Board have to pay interest and sinking fund charges on their cost at Rs. 4·61 per cent. per annum on the capital expenditure prior to 1919-20 and at an average rate of 6·35 per cent. per annum on the expenditure since incurred.

Particulars.	Permanent chawls.		Semi-permanent sheds.	
	1922-23	1923-24	1922-23	1923-24
Sanitary Staff ..	7·14	5·67	11·34	11·50
Pumpmen	1·16	0·97	..	..
Cost of management and Establishment	7·50	7·50	7·50	7·50
Municipal rates and Taxes	14·28	12·81	14·71	12·50
RepairsMaintenance and Sinking Fund.	15·77	11·67	16·00	19·79
Vacancies ..	0·00	0·13	3·45	0·71
Total ..	45·85	38·75	53·00	52·00

This would amount to a charge of Rs. 3·24 lakhs per annum or an excess of 0·50 lakhs over and above the net annual income from these chawls, which would represent a loss of nearly Rs. 8·68 per room per annum on an average. The net annual loss per room on the chawls erected before 1919 comes to Rs. 2·60 and on those chawls erected after 1919 comes to Rs. 39·26 per room.

The average population of the chawls during 1923-24 was 18,420 against 18,511 and 18,299 in 1922-23 and 1921-22 respectively, while the corresponding figures for semi-permanent sheds were, 3,533, 3,451 and 4,258 respectively.

FINANCE.

Loan.

15. The budget of 1923-24 contemplated a loan of Rs. 145 lakhs inclusive of the undrawn balance of Rs. 60 lakhs of the previous year's loan money. But Rs. 89 lakhs only were borrowed from Government, curtailing the programme for the year under report to a certain extent. Government have now decided that interest at the rate of 6 per cent. net per annum should be charged on all loans taken during the year under report, and those taken to end of 1922-23 will continue to bear interest at $6\frac{1}{2}$ per cent. net for a period of five years from 1923-24.

Interest and Sinking Fund Charges.

The Trust's total borrowings on 31st March 1924 stood at Rs. 13,54 lakhs (Rs. 12,19 lakhs in India and £8,99,600 in England) involving payment of interest and sinking fund charges of about Rs. 81 lakhs per year.

Of the borrowings, Rs. 786 lakhs have been obtained by financing arrangements made for short periods and the Board will have to repurchase the 6 per cent. debentures issued for these loans from the temporary lenders as under :—

Rs. 40 lakhs from the Bank of India, on 10th November 1924 (at Rs. 99-5-0 per cent.)

Rs. 70 ,, ,, the Imperial Bank of India, on 30th April 1925.

Rs. 370 ,, ,, the Bombay Government, on 1st November 1935 (Development Loan).

Rs. 217 ,, ,, the Government of India, on 15th October 1937.

Rs. 89 ,, ,, the Government of India, terms of which are under consideration.

16. The following table shows the interest earnings and compares the same with the average daily balances for the last five years :— **Interest on Surplus Cash balances.**

Particulars.	1919-20.	1920-21.	1921-22.	1922-23.	1923-24.
1. Average daily balances (in lakhs)—					
(*a*) Not bearing interest current account.	0·19	4·21	2·37	1·41	1·09
(*b*) Bearing interest on current account.	2·70	11·94	2·19	0·86	1·01
(*c*) Bearing interest on fixed deposit account.	17·62	68·36	30·43	34·92	29·80
(*d*) Bearing interest in securities (at cost price).	..	45·16	67·10	69·66	107·85
Total ..	20·51	129·67	102·09	106·85	139·75
2. Interest earned on the above (in lakhs)—					
(*a*) On current account balances	0·06	0·26	0·06	0·02	0·03
(*b*) On fixed deposit balances	0·73	3·96	1·47	2·23	1·83
(*c*) On securities	..	2·30	3·61	4·37	6·14
Total ..	0·79	6·52	5·14	6·62	8·00
3. Average rate per cent. of interest earned—					
(*a*) On sums in current account	2·37	2·18	2·73	2·34	2·71
(*b*) On fixed deposit account	4·14	5·79	4·84	6·39	6·13
(*c*) On whole balances excluding securities.	3·88	5·00	4·41	6·05	5·81
(*d*) On whole balances including securities.	..	5·02	5·05	6·20	5·72
4. Average bank rate	5·44	6·43	5·83	5·36	6·10

It will be seen that though the average bank rate was higher in the year than in 1922-23 the net rate of interest earned on the Board's surplus balance is less than that obtained in the previous year. This was due to the cash balances invested in securities in the year bearing an average rate of slightly over 4½ per cent. and also to less cash being available to place on fixed deposits when the bank rate was at its highest. The extension and the free use of the budli arrangements with our bankers enabled us to :—

(*a*) keep down daily current account balances to a minimum,

(*b*) invest in fixed deposits only when favourable rates of interest were obtained, and to

(*c*) obtain moneys for temporary financing on favourable terms from the bank, while our securities (temporarily sold in budli) continued to yield us 6 per cent. interest. The net direct profit to us on these operations amounted to Rs. 4,600 in spite of the high bank rate prevailing during the year.

Banking.

During the year the following securities were purchased :—

Rs. 12 lakhs of 3½ per cent. Government Promissory Notes at Rs. 64-1-0 per cent.

Rs. 15 lakhs of 5 per cent. Government of India Loan 1945-55 at Rs. 96 per cent.

Rs. 0·25 lakhs of 6% Bombay Port Trust Bonds at par and bonds of the face value of Rs. 18 lakhs were sold on which the Board realized a net premium of Rs. 18,187. The total holdings in Government of India bonds of 1926 and 1932 at the close of the year were Rs. 72 lakhs.

Two additions were made to the list of banks in which the Board can deposit its balances under Section 89A of the City of Bombay Improvement Act. The following is a complete list of the banks, the last two were added during the year :—

(*i*) The Imperial Bank of India, Bombay.

(*ii*) The Bank of India.

(*iii*) The Chartered Bank of India, Australia and China. There are two accounts, one in Bombay and another in London.

(*iv*) The Eastern Bank.

(*v*) The Hongkong and Shanghai Banking Corporation.

(*vi*) The Mercantile Bank of India.

(*vii*) The National Bank of India.

(*viii*) The Yokohama Specie Bank.

(*ix*) The Comptoir National Descompte de Paris.

(*x*) The Central Bank of India.

(*xi*) The International Banking Corporation.

(*xii*) The P. & O. Banking Corporation.

(*xiii*) The Lloyds Bank.

The assets and liabilities of the Tata Industrial Bank, Ltd., which was on our list of approved banks were taken over by the Central Bank of India as from 7th August 1923.

Sinking Fund Accounts.

The Sinking Fund account of each loan was examined by the Board and found to be satisfactory. A modification in the form of the loan and sinking fund statement attached to the balance sheet (Appendix III) was adopted, which shows how the actual accumulation (Rs. 71.28 lakhs) compares with that required to be set aside by law (Rs. 69.04 lakhs). The over-accumulation to end of 1923-24 is Rs. 2.24 lakhs.

17. The audited balance sheet as on 31st March 1924 is attached to this report. **Accounts for 1923-1924.**

The form of the published balance sheet was revised in accordance with the recommendations of Captain Price of the Indian Audit Department who was deputed to examine the system of accounts of the Trust.

The transactions of the year under General and Capital accounts were as follows :—

	Opening balance.	Receipts.	Expenditure.	Closing balance.
	Rs.	Rs.	Rs.	Rs.
Capital account	1,50,09,974	1,12,59,757	1,08,51,415	....
General account	....	71,46,996	88,00,887	....
Total ..	1,50,09,974	1,84,06,753	1,96,52,302	1,37,64,425

Of the closing balance Rs. 95.5 lakhs were held in securities and Rs. 40½ lakhs in fixed deposits with the prescribed banks mentioned above.

18. The Board's capital account receipt for the last five years are as shown below :— **Capital Account.**

(In lakhs and decimals).

	1919-20.	1920-21.	1921-22.	1922-23.	1923-24.
1. Loan proceeds	40.00	345.00	140.00	172.00	89.00
2. Sale proceeds	2.05	17.52	29.34	38.14	23.60
3. General Account Surplus ..	22.24	22.36	2.45	....	....
	64.29	384.88	171.79	210.14	112.60

The sale proceeds of the year amounted to Rs. 23.6 lakhs and is the result of our policy of selling lands outright in suitable cases and by effecting settlements by exchange with land owners in lieu of cash payments, thereby reducing the amount of capital borrowings. The main items under sale proceeds are as follows :—

(*i*) Rs. 9.3 lakhs for lands appropriated for police accommodation schemes.

(*ii*) 1.6 lakhs for land sold to municipality for the Jewish cemetery.

(*iii*) 1.8 lakhs being balance of the purchase price of land sold to the Development Department for their housing schemes.

(*iv*) 1.4 lakhs for land sold to mill companies.

(*v*) 4.7 lakhs on account of commutation of rent of plots leased and premium for erection of motor garages.

General Account.

19. The following is an analysis of General (Revenue) account during the last 26 years :—

(Figures in lakhs.)

No.	—	Total to end of 1911.	1911-12	1912-13	1913-14	1914-15	1915-16	1916-17	1917-18	1918-19	1919-20	1920-21	1921-22	1922-23	1923-24
1	SPECIAL ITEMS. Ordinary revenue from estates and interest earned	104.0	19.5	20.7	23.8	25.0	26.7	30.1	33.2	35.6	37.8	43.6	49.2	50.2	52.4
2	Ordinary expenditure on maintenance & Taxes..	29.5	4.1	3.4	3.5	4.9	5.2	5.3	5.9	6.1	6.7	7.6	9.9	11.0	13.8
3	Net ordinary revenue ..	75.4	15.4	17.3	20.3	20.1	21.5	24.8	27.3	29.5	31.1	36.0	39.3	39.2	38.6
4	Interest and sinking fund	105.9	21.2	21.7	22.2	22.4	23.8	25.8	25.6	25.2	24.1	29.4	52.6	64.1	74.2
5	Net shortage ..	30.5	5.8	4.4	1.9	2.3	2.3	1.0	—1.7	—4.3	—7.0	—6.6	13.3	—24.9	—35.6
6	Municipal contribution..	50.3	8.7	9.3	9.3	9.8	10.2	11.0	11.0	11.5	15.2	15.7	15.8	17.8	19.1
7	Net surplus +or deficit—	+19.8	+2.9	+4.9	+7.4	+7.5	+7.9	+10.0	+12.7	+15.8	+22.2	+22.3	+2.5	—7.1	—16.5

The following list shows annual profit or loss each year since the Trust was formed.

Surplus under general account. Year.	Amount.	Deficit under general account. Year.	Amount.
	Rs.		Rs.
1898-99	1,80,067	1906-07	56,081
1899-00	1,07,555	1907-08	1,22,781
1900-01	4,60,106	1908-09	1,25,307
1901-02	4,41,258	1922-23	7,06,364
1902-03	5,22,308	1923-24	16,53,891
1903-04	1,81,487	Total ..	26,64,424
1904-05	67,141		
1905-06	1,20,396	**Net surplus**	112,48,331
1909-10	52,615		
1910-11	1,60,364		
1911-12	2,93,217		
1912-13	4,95,948		
1913-14	7,36,193		
1914-15	7,48,062		
1915-16	7,90,642		
1916-17	10,04,736		
1917-18	12,69,832		
1918-19	15,75,767		
1919-20	22,24,321		
1920-21	22,36,080		
1921-22	2,44,660		
Total ..	1,39,12,755	Total ..	1,39,12,755

The total of all the deficits amounts to Rs. 26·64 lakhs as against a total profit of Rs. 139·12 lakhs. Again the total deficit is less than 2 per cent. of the

total borrowings whereas the limit allowed by law is 15 per cent. There is thus an ample margin. As mentioned in previous reports during the next few years whilst the huge works now on hand are actually in progress the interest and sinking fund charges on our borrowed capital will increase considerably while revenue will not increase to the same extent until the works are completed and plots are disposed of.

20. The figures under the main heads of capital expenditure during the last five years are as follows:— **Capital expenditure.**

	1919-20.	1920-21.	1921-22.	1922-23.	1923-24.
	(In thousands of Rupees.)				
	Rs.	Rs.	Rs.	Rs.	Rs.
Land acquisition	28,40	163,93	98,89	68,03	27,18
Works	29,14	94,18	89,59	83,40	69,60
Management and Establishment (portion debitable to capital account)	5,46	10,93	16,27	13,85	11,73
General account deficit	....	....	....	7,06	16,54
	63,00	269,04	204,75	172,34	125,05

By the close of 1923-24 the Board had raised Rs. 13,54 lakhs by loans and their total capital receipts (including the grant of Rs. 54 lakhs received from Government) amounted to Rs. 16,74 lakhs out of which they have spent Rs. 99 lakhs on the improvement of Government and Municipal lands temporarily vested in them, Rs. 14,33 lakhs on their acquired estates and 4½ lakhs on their office buildings.

The method of distributing the cost of management and establishment and the incidental expenses has been fully explained in the annual report of 1912-13. The actual charges for the year amounted to Rs. 15·66 lakhs of which Rs. 11·73 lakhs were charges to capital account and the rest to revenue. The normal percentage calculations had to be increased by nearly 73 per cent. on account of the lower actual cost of acquisition.

21. Details of the collection of revenue can be seen from the following table:— **Collection of Revenue.**

Particulars.	Revenue.		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for Collection	22,30,421	30,53,831	52,84,252
Do. Collected	20,49,960	23,07,472	43,57,432
Do. Written off	....	19,461	19,461
Do. Outstanding on 1st April 1924	1,80,461	7,26,898	9,07,359
Do. Outstanding on 1st May 1924	1,24,174	5,87,533	7,11,707
Do. Outstanding on 1st June 1924	96,840	4,99,760	5,96,600

The collection of permanent revenue is under the control of the Secretary, whilst the temporary revenue is collected by the Land Manager. Outstandings of permanent revenue at the end of the year were 8 per cent. of the total demand, and under temporary revenue the percentage was 23.80. In connection with the temporary revenue 1,193 suits were filed for arrears aggregating Rs. 44,390 of which Rs. 23,745 still remain to be recovered.

In round figures the number of rent bills issued in the year for temporary revenue was over 2,69,300, the corresponding figure for the previous year being 2,65,200. No rent bills are issued for permanent revenue. It is payable at the Trust offices monthly, quarterly, half-yearly or yearly on agreed dates. About ten days before the due date, a memo. of amount and due date is issued to each lessee and reminders at intervals of about ten days. The number in round figures of such memoranda and reminders issued in the year was 3,510 and 2,015 respectively.

A comparative statement showing the number of permanent tenancies with demand and collection as on 31st March of the past ten years is given below :—

Particulars.	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924
Number of Tenancies	486	524	623	702	828	1,088	1,107	1,136	1,150	1,121
Demand including past arrears in lakhs of Rupees	10.57	11.27	11.92	12.93	15.00	16.37	16.90	19.87	21.12	22.30
Collection in lakhs of Rupees ..	10.34	11.14	11.83	12.79	14.81	16.27	16.62	18.98	20.58	20.50
Arrears in lakhs of Rupees ..	0.23	0.13	0.09	0.14	0.19	0.10	0.29	0.89	0.54	1.80
Percentage of arrears to demand ..	2.2	0.1	0.7	1.0	1.2	0.6	1.7	4.4	2.5	8.0

NOTE.—Reduction in the number of tenancies is due to several plots in Dadar-Matunga, Lalbaug and Suparibaug having been either surrendered or re-entered upon. By the end of May 1924, the percentage of arrears to demand had been reduced to 4.

Provident Fund.

22. The accounts of the Provident Fund established by the Board under Section 91 (6) of the Act stood as under on the 31st March 1924 :—

	Trustees' Contribution.	Employees' Subscription.	Advances to Employees.	Total.
	Rs.	Rs.	Rs.	Rs.
Opening balance	4,18,577	3,73,921	—11,450	7,81,048
Receipts during the year	88,316	76,008	15,627	1,79,951
Total	5,06,893	4,49,929	+4,177	9,60,999
Payments during the year	19,789	23,836	9,835	53,460
Closing balance	4,87,104	4,26,093	—5,658	9,07,539

Changes in Personnel.

Board.

23. Mr. E. G. Turner proceeded on leave from 14th January 1924, and Mr. R. H. A. Delves was appointed as Acting Chairman.

The Ex-Officio seat of the General Officer Commanding Bombay Brigade was held for the major portion of the year by Major Generals H. A. V. Cummins, C.M.G., and J. H. K. Stewart, C.B., D.S.O. During their absence from Bombay, one of the following attended the meetings :—

1. Captain T. W. Abbott.
2. Major and Br. Lt.-Col. G. R. V. Stewart, C.B.E., D.S.O.
3. Col. Commandt. E. Hardinge Newman, C.M.G., D.S.O.

Dr. Dadachanji, Mr. Dumasia and the Hon'ble Mr. Sethna were re-elected by the Bombay Municipal Corporation, Mr. S. D. Saklatvala elected by the Mill Owners' Association and Mr. Mirza Ali Mohammed Khan, Sir Lawless Hepper and Dr. S. S. Batliwala, nominated by Government for a period of two years from 1st April 1923.

Mr. Jamnadas Mehta, M.A., LL.B., was elected by the Corporation to act for Mr. N. M. Dumasia during his absence on leave from July to September 1923.

Mr. P. R. Cadell, representative of the Port Trust having proceeded on leave from 21st May 1923, Mr. W. H. Neilson was elected to act for him.

Mr. J. F. Watson was on leave for one month and Mr. N. D. Katrak acted for him. Mr. K. N. Ramasubbier having been granted leave preparatory to reversion to his State service from 18th July 1923, Mr. C. P. Gorwalla was appointed to act for him. **Principal Officers.**

Mr. R. H. A. Delves was on leave for 8 months and 23 days when Mr. J. T. Burge was appointed to act for him.

The services of Mr. R. W. Cable, A.R.I.B.A., of Sir J. J. School of Art, Bombay, were obtained from Government on foreign service conditions for a period of three years for appointment as the Trust Architect.

Meetings.

24. There were 50 Board meetings and 93 Committee meetings, the corresponding figures for previous years being 43 and 108 for 1922-23 and 51 and 79 for 1921-22.

The average attendance at the Board meetings was 12·04 out of a total of 14 members and at the Committee Meetings 4·96 out of a total of 6 members.

Other Matters of Interest.

(*a*) Accounts.

25. With the sanction of the Government of India, Captain E. Price of the Government of India, Audit Department, examined the Board's system of accounts. His report contained many useful suggestions, especially in respect of works expenditure. The report was considered by the Finance and Establishment Committee and all the suggestions with the exception of one or two have since been adopted. The Works accounts are now maintained in the manner suggested by Captain Price.

(*b*) British Empire Exhibition.

The Trust's Exhibits at the British Empire Exhibition comprised :—

(1) Two plaster models in colour, each 6′-3″×3′ showing the Board's Worli Estate before and after development.

(2) A model 6′×3′ showing the Nowroji Hill area before development, together with a plan to the same scale showing the estate as it will be when completed.

(3) A model, made to take to pieces, so as to display the interior arrangements of 2 old buildings which formerly stood at Kumbharwada before they were demolished by the Trust, and in which a long series of deaths from plague occurred during a period of a few years.

In contrast side by side with this :—

(4) A similar model to $\frac{1}{4}$″ scale of one of the Board's new Reinforced Concrete Chawls erected at Mazagon.

(5) A large plan in colour showing the layout of the Dadar-Matunga Estate.

A description of the Trust's activities was included in the pamphlet issued by the Greater Bombay Committee and which was on sale at the Exhibition and to each of the Exhibits was attached in a frame a short general description of the model concerned.

One of the best sites in the Bombay Court facing into the main corridor was allocated to the Trust and the exhibits had the advantage of being prominently displayed.

Above the models were suspended a number of transparent photographs on glass illustrating by means of views before and after demolition or development some of the works carried out by the Trust in Memonwada, Nowroji Hill, East Agripada, Undria Street, Mandvi-Koliwada, Null Bazaar, Worli and the Board's new Eastern Avenue. On the frames which contained the photographs a brief description of each view was given.

In addition, the Board lent to the Tropical Hygiene Section of the Tropical Diseases Committee two models showing the Mandvi-Koliwada Estate before and after development and these were exhibited in the British Government Pavillion.

(*c*) For Trust Labourers.

Two cinema shows were arranged : one at Sion and the other at Worli for Trust labourers and proved a great success. The coolies took an intelligent interest in the shows.

(*d*) Establishment.

(*i*) *Service Rules.*

The Board's service rules were revised and brought in line with Municipal rules. The revised rules came into effect from 1st September 1923.

The Board sanctioned the grant of retiring gratuities under certain conditions to members of the permanent Scheduled staff in superior service who were in service on 1st September 1919 and who retire on or after 1st September 1923 (*vide* appendix O-3.).

(*ii*) *Officers and Staff.*

Mr. E. G. Turner proceeded on long leave and the Trustees placed on record their high appreciation of the valuable work done by him, as Chairman at a most difficult period.

The services of Mr. R. H. A. Delves were placed at the disposal of the Bombay Government who appointed him as the Chairman of the Trust as a substantive measure.

The Chief Engineer's Department was strengthened by the creation of 4 posts of senior clerks (3 for costing work) on the permanent establishment and of one post of Foreman on the temporary establishment.

The Board extended free medical treatment in the Trust dispensaries to all the Trust staff on the site of works.

The pay of the peons was increased by Rs. 2 and of boy peons by Re. 1 each with effect from 1st April 1923.

The benefits of the Provident Fund established by the Board for their superior staff were extended to their inferior servants on the permanent establishment with effect from 1st September 1920 from which date the retiring gratuities to them were abolished.

Concessional rents (on the rates fixed for peons in peon's chawls) were extended to the Foras Road Chawls.

(*e*) Accidents.

There were four accidents for which the Board sanctioned compassionate allowances.

The Board also sanctioned a compassionate allowance of Rs. 200 to a peon (in the Land Manager's Department) who met with a serious accident, while going to office.

Trust's Estate Statistics.

As at end of year.	I.—Area of Estate. Developed. Total in acres.	Leased plots. Acres.	Leased plots. Annual rent in lakhs.	Unleased plots, acres.	Undeveloped. Total in acres.	No. of buildings.	No. of tenements.	Net annual temporary revenue in lakhs.	Total. Acres, cols. 2+6.	Total. Annual revenue in lakhs cols. 4+9.	II.—Area resumed or sold in acres.	III.—Area to be acquired in acres.	IV.—Roads. Constructed in miles.	Cost of construction in lakhs.	V.—Chawls. Tenements provided.	Cost in lakhs.	Actual rent in lakhs.	Actual net revenue in lakhs per annum.	VI.—Police Chawls. Tenements provided.	Cost in lakhs.	Annual rent in lakhs.	VII.—Tenements for families in lesses' completed buildings.	VIII.—Total new tenements, cols. 16+20+23.	IX.—Cost of Programme. Spent.	To be spent.
																								In lakhs.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1914-15	308	157	11·2	57	1,119	899	10,779	7·4	1,494	18·6	249	130	15·6	24·2	4,301	40·5	2·2	1·5	902	12	0·5	6,151	12,282	540	259
	67 / 375														*928	2·55	0·27	0·19							
1915-16	367	200	12·7	61	1,090	860	10,337	7·7	1,525	20·4	253	96	17·2	26·0	4,316	40·7	2·3	1·5	902	12	0·5	6,624	12,795	572	307
	68 / 435														*953	2·66	0·3	0·16							
1916-17	391	227	14·6	53	1,068	836	9,228	9·0	1,530	23·6	261	112	18·1	30·2	4,750	46·7	2·5	1·6	1,162	12	0·6	7,138	14,003	597	281
	71 / 462														*953	2·67	0·3	0·17							
1917-18	553	263	16·2	91	903	824	8,944	9·7	1,527	25·9	286	117	19·9	33·1	†4,940	‡46·7	2·8	1·8	1,162	12	0·6	8,155	15,211	615	278
	71 / 624														*954	2·76	0·3	0·17							
1918-19	554	318	18·4	39	911	882	9,901	10·8	1,539	29·2	293	134	21·3	38·1	†5,192	‡46·8	2·8	1·8	1,162	13·3	0·6	9,612	17,080	644	297
	74 / 628														*1,114	3·22	0·3	0·17							
1919-20	692	447	21·3	48	1,187	944	10,865	11·4	1,958	32·7	299	1,642	24·0	46·8	†5,192	‡51·1	2·8	1·8	1,162	13·3	0·6	10,644	19,222	704	559
	79 / 771														*2,224	5·51	0·4	0·25							
1920-21	785	487	23·2	44	1,316	1,219	12,979	11·8	2,182	35·0	301	1,033	28·3	55·8	†5,512	‡54·7	2·9	1·7	2,245	13·3	0·6	11,908	21,387	949	666
	81 / 866														*1,722	7·7	0·6	0·3							
1921-22	829	513	24·9	43	1,597	1,295	13,546	12·1	2,507	37·0	396	614	33·3	80·6	†6,032	‡60·9	3·5	2·1	2,245	13·3	0·6	13,187	23,356	1,122	484
	81 / 910														*1,892	8·3	0·7	0·3							
1922-23	864	519	25·3	54	1,764	1,242	12,923	12·3	2,711	37·6	401	400	39·1	111·0	†7,072	‡90·7	4·6	2·6	2,374*a*	13·3*b*	0·6	14,139	25,427	1,251	585
	83 / 947														*1,842	9·3	0·6	0·3							
1923-24	916	521	25·7	76	1,751	1,138	10,800	9·7	2,758	35·4	404	354	46·9	137·5	† 12,108	‡106·5	6·0	3·3	2,424*a*	56·3*b*	3·4	15,012	31,439	1,336	576
	91 / 1007														* 1,895	10·3	0·5	-0·5							

Italics in col. 2 indicate area of roads handed over to the Municipality.
†. Including 504 in Spring Mills Chawls which are the property of the Board for 28 years only.
(*a*) Taken from appendix N-1.
(*b*) Represents cost of completed Police accommodation schemes, *vide* appendix H-1.

*Semi-permanent sheds for dishoused tenants.
‡Exclusive of the cost of Spring Mills Chawls, *viz.*, 5·18 lakhs.

26. The following table gives some indication of the work done by the Trust in the gradual development of their estates in recent years :—

12th January 1925.

R. H. A. DELVES, *Chairman*,
City of Bombay Improvement Trust.

Appendix A.

Capital Account.

Figures in Lakhs.

	1919-20.		1920-21.		1921-22.		1922-23.		1923-24.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	40·0	608·0	345·0	953·0	140·0	1093·0	172·0	1265·0	89·0	1354·0
Discount or premium	..	—7·7	..	—7·7	..	—7·7	..	—7·7	..	—7·7
Sale proceeds.. ..	2·1	72·9	17·5	90·4	29·3	119·7	38·1	157·8	23·6	181·4
Appropriation from general account ..	22·2	111·2	22·4	133·6	2·4	136·0	—7·1	128.9	—16·5	112·4
Special contribution from Government .	..	54·0	..	54·0	..	54.0	..	54·0	..	54·0
TOTAL ..	64·3	838·4	384·9	1,223·3	171·7	1,395·0	203·0	1598·0	96·1	1694·1
Expenditure.										
I.On Government and Municipal property.										
Schedule "C" ..	*N*	6·6	*N*	6·6	*N*	6·6	0·1	6·7	0·3	7·0
,, "D" ..	0·1	15·5	0·1	15·6	0·2	15·8	..	15·8	0·1	15·9
,, "E" ..	..	4·7	..	4·7	..	4·7	..	4·7	..	4·7
Police accommodation Schemes	12·1	29·0	14·4	43·4	1·8	45·2	12·2	57·4	14·4	71·8
TOTAL ..	12·2	55·8	14·5	70·3	2·0	72·3	12·3	84·6	14·8	99·4
II.—On the Trust's own acquired lands.										
Cost of management and establishment .	4·7	68·2	10·3	78·5	15·8	94·3	13·4	107·7	10·9	118·6
Acquisition of land ..	27·3	562·3	163·9	726·2	97·0	823·2	61·8	885·0	17·8	902·8
Chawls	6·3	38·6	21·3	59·9	21·9	81·8	15·7	97·5	5·5	103·0
Roads	9·6	40·0	47·3	87·3	63·6	150·9	63·5	214·4	37·0	251·4
Other works	*N*	9·8	0·1	9·9	0·6	10·5	0·1	10·6	18·7	29·3
Mill Company's chawls	1·1	5·2	..	5·2	2·1	7·3	0·4	7·7	..	7·7
TOTAL ..	49·0	724·1	242·9	967·0	201·0	1,168·0	154·9	1322·9	89·9	1,412·8
III.—Miscellaneous.										
Office buildings ..	0·7	3·9	0·6	4·5	*N*	4·5	..	4·5	..	4·5
Other items	1·1	5·2	11·0	16·2	1·7	17·9	—1·9	16·0	3·9	19·9
TOTAL ..	1·8	9·1	11·6	20·7	1·7	22·4	—1·9	20·5	3·9	24·4
IV.--Disposal of profits under section 79 (3).	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
TOTAL ..	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
GRAND TOTAL .	63·0	808·9	269·0	1,077·9	204·7	1,282·6	165·3	1447·9	108·6	1,556·5
Balance ..	1·3	29·5	115·9	145·4	—33·0	112·4	37·7	150·1	—12·5	137·6

N=negligible.

Note :—Vide Administration Report for 1908-09, p. 23, for corresponding figures for 11 years ended 31-3-09.
,, ,, ,, 1915-16, p. 38 ,, ,, ,, 7 ,, 31-3-16.
,, ,, ,, 1920-21, p. 47 ,, ,, ,, 2 ,, 31-3-18.
,, ,, ,, 1922-23, p. 39 ,, ,, ,, 1 year 31-3-19.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix B.

Analysis of general account.

Figures in cols: 2 to 12 shown in lakhs.

YEAR.	RECEIPTS.					EXPENDITURE.					Balance appropriated to capital account.	REMARKS.
	Rents.	Municipal contribution.	Interest on investment.	Miscellaneous.	Total.	Maintenance.	Municipal rates and taxes.	Interest and sinking fund.	Miscellaneous.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12	13
1898-99	1·9	..	..	..	1·9	0·1	..	..	..	0·1	1.8	
1899-1900 ..	0·7	..	0·8	..	1·5	0·2	0·2	..	..	0·4	1·1	Rent received in 1898-99 was mainly rent under Schedule F.
1900-01	0·9	4·75	1·65	..	7·3	0·3	0·2	2·2	..	2·7	4·6	
1901-02	1·2	4·8	1 47	0·03	7·5	0·4	0·2	2·5	..	3·1	4·4	
1902-03	1·4	5·0	3 5	..	9·9	0·4	0·2	4·1	..	4·7	5·2	
1903-04	2·6	3·5	2·3	.	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904-05	5·8	2·0	2·7		10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905-06	9·7	2·5	1·9	..	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
1906-07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0.6	
1907-08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908-09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											17·8	
1909-10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	
1910-11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911-12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912-13	18·0	9·2	2·0	..	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913-14 ..	20·9	9·3	2·5	..	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
1914-15	23·0	9·8	1·5	0·1	34·4	2·7	1·5	22·4	0·3	26·9	7·5	
1915-16	24·8	10·2	1·5	..	36·5	2·9	1·6	23·8	0·3	28·6	7·9	
1916-17	27·2	11·0	2·5	0·1	40·8	3·1	1·7	25·8	0·2	30·8	10·0	
1917-18	29·8	11·0	2·9	0·1	43·8	3·6	1·7	25·6	0·2	31·1	12·7	
1918-19	33·2	11·5	2·0	0·1	46·8	3·6	2·0	25·2	0·2	31·0	15·8	
1919-20	35·7	15·2	1·7	0·2	52·8	3·7	2·2	24·1	0·6	30·6	22·2	
1920-21	37·5	15·7	5·4	0·5	59·1	4·0	2·4	29.4	1·0	36·8	22·3	
1921-22	43·4	15·8	5·4	0·4	65·0	6·4	2·9	52·6	0·6	62·5	2·5	
1922-23	45·0	17·9	4·9	0·1	67·9	7·9	3·5	64·1	—0·5	75·0	—7·1	
1923-24	44·2	19·1	7·6	0·2	71·1	9·6	3·2	74·2	0·6	87·6	—16·5	
Total to end of 1923-24	475·3	214·7	65·1	2·5	757·6	72·5	34·5	533·4	4·8	645·2	112·4	

*Includes interest paid to Government and the Municipality under Section 68 (1) of the Act.

Year.	Government.	Municipality.	Total.
1909-10 ..	65,350	41,241	1,06,591
1910-11 ..	46,440	37,841	84,281
1911-12 ..	61,858	37,276	99,134
1912-13 ..	68,194	37,431	1,05,625
1913-14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 475·3 rents no less than 230·7 or 48·5 per cent. was from temporary occupations.

Of the 112·4 surplus, 18·9 was paid to the Municipality and Rs. 1 lakh to Government and the balance Rs. 925 lakhs relating to the years 1911-12, *et seq.*, has under the Amended Act been appropriated to capital.

Of the 214·7 Municipal contribution, 18·9 was refunded, so that the net Municipal contribution, after deducting taxes is Rs. 161·3 lakhs in the 26 years.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-1.

Trust estates on Government lands (Schedule C and Schedule E) as at close of 1923-24.

The original grants under Schedule C are also shown.

Serial No.	Name of Estate.	As per original Schedule C.		Present Area in thousands of sq. yards.	Schedule value in thousands of rupees.	Developed Land.										Undeveloped Land		Remarks.
						Leased plots.				Unleased plots.				Open spaces in thousands of sq. yards.	Roads in thousands of sq. yards.			
		Area.	Value.			No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.			Area in thousands of sq. yards.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Schedule C Lands.	Sq. yds.	Rs.															
1	Flats	17,01,251	..	14,12·2	2,08	5	52·1	10,19	5·4	..	..	..	..	1,69	..	(a) 11,91	1,75	(a) Includes an area of 7,07,075 sq. yds. leased to the Western India Turf Club at an annual rent of Rs. 7,500 until 31st ~~March 1925.~~ May 1944.
2	Kennedy Sea Face ..	4,19,033	..	4·0	..	1	*4·0	0·2	0·01	..	..	..	..	..	..	..	..	* Swimming bath.
3	Cooperage	66,178	..	59·0	5,86	..	..	..	..	..	..	..	..	59	..	..	..	Appropriated as permanent open space under section 60 (4).
4	Marine Lines ..	1,22,163	12,21,630	88·0	..	..	..	..	..	..	..	..	..	88	..	..	..	Do.
				34·2	12,06	20	32·6	5,63	25·2	..	..	..	..	..	..	..	..	1,600 sq. yds. road handed over to Municipality.
5	Wellington Lines ..	42,394	4,23,940	44·0	2,71	16	32·0	7,67	30·7	..	..	..	..	(a) 12	..	..	..	(a) Central Garden.
6	Wodehouse Road ..	55,625	5,56,250	41·0	3,70	20	40·5	8,00	34·6	..	..	..	..	..	1	..	..	
7	Hornby Road ..	71,051	14,21,020	(b) 57·1	12,72	37	45·1	16,37	70·1	..	..	..	..	..	..	..	..	(b) 12,000 sq. yds. road handed over to Municipality.
8	Plot South of Crawford Market (Hornby Rd.)	9,569	1,91,380	7·5	1,66	1	7·5	2,87	12·9	..	..	..	..	..	..	..	..	
9	Plot North of Municipal Offices (Hornby Rd.)	6,600	1,98,000	7·0	1,98	1	7·0	1,96	8·2	..	..	..	..	..	..	..	..	
	Carried over.. ..	24,93,864	40,12,220	17,54·0	42,77	101	220·8	52,69·2	187·1	..	..	..	..	3,28	1	11,91	1,75	

Appendix D-1—*concld.*

Trust estates on Government lands (Schedule C and Schedule E) as at close of 1923-24.

The original grants under Schedule C are also shown.

Serial No.	Name of Estate.	As per original Schedule C		Present area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed Land.										Undeveloped Land.		Remarks.
						Leased plots.				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.			
		Area.	Value.			No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.			Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Brought over ..	Sq. yds. 24,93,864	Rs. 40,12,220	17,54·0	42,77	101	220·8	52,69·2	1,87·1	..	..	..	..	3,28	1	11,91	1,75	
10	West Chaupati Estate (including the Hill slope).	89,623 52,657	8,96,230 ..	53·0 76·7	580	26	81·8	12,29·0	56·9	8	11·0	1,78	9·9	8	..	..	..	On actual measurement Chaupati Estate is found to be 5,453 sq. yds. less than shown in Schedule C. 17,203 sq. yds. road handed over to Municipality.
	Old Distillery Plot ..	..	..	7·0	71	5	6·3	1,52·7	6·9	..	..	..	..	..	..	..	..	8,000 sq. yds. reserved for roads.
11	Parel Estate	3,30,469	9,91,407	1,17·6	3,53	..	..	..	..	..	..	..	..	..	1	(a)1,18	3,53	(a) Includes area shown in col. 16.
	Total ..	29,66,613	58,99,857	20,08·3	52,81	132	308·9	66,50·9	2,50·9	8	11·0	1,78	9·9	3,36	2	13,09	5,28	
	Site of Admiral's Bungalow (Marine Lines).	8,258	1,03,225	8·3	1,03	1	8·3	2,30	10·3	..	..	..	..	..	..	..	..	
	East Chaupati Estate.	7,449	..	4·7	33	4	2·2	78	3·5	1	2·5	34	1·9	..	..	..	..	
	Total ..	15,707	1,03,225	13·0	1,36	5	10·5	3,08	13·8	1	2·5	34	1·9	..	..	..	..	
	Schedule E—Lands.																	
	Colaba Reclamation ..	..	..	68·0	..	36	53·8	23,80	1,06·7	..	..	..	..	14	..	..	..	
	Nepean Sea Road Reclamation.	..	..	2·0	..	1	2·0	14	0·6	..	..	..	..	..	..	..	..	
	Total	..	..	70·0	..	37	55·8	23,94	107·3	..	..	..	..	14	..	..	..	
	Grand Total ..	29,82,320	60,03,082	20,91·3	54,17	174	3,75·2	93,53	3,72·0	9	13·5	2,12	11·8	3,50	2	13,09	5,28	

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-2.

Trust estates on Municipal lands (Schedule D) as at close of 1923-24.

The original grants under Schedule D are also shown.

Serial No.	Name of Estate.	As per original Schedule D.		Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed Land.											Undeveloped Land.		Remarks.
						Leased plots.				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.			
		Area.	Value.			No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.				Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Sq. yds.	Rs.																
1	Connaught Road Estate.	36,827	1,93,074	29·7	1,70	17	12·2	95	4·2	..	..	..	..	..	..	1·5	*16	79	*Area of 13 plots occupied by the Municipality for Maratha Hospital. 2,700 sq. yds. road handed over to Municipality.
2	West Agripada including Scheme 9.	4,12,815	12,98,137	410·9	14,04	150 C 6	209·0 28·0	22,65 1,80	100·1 8·1	9	16·1	1,43	6·5	29·7	27·4	8·7	..	.. e	58,837 sq. yds. road handed over to Municipality. 10,451 ,, road area transferred to Scheme 32. 5,701 ,, resumed by Municipality. 14,259 ,, acquired by Government for B.B. & C.I. Railway. 3,991·53 ,, acquired by Govt. for B.B.& C. I. Ry. (Grant Rd. Terminal Station.)
3	Matunga Lands	2,98,376	3,49,348	268·3	1,74	1	1·6	..	†..	..	..	..	..	..	..	..	27·9	18	† As the land is leased in exchange the rent is Re. 1 only. Portions of 3 plots admeasuring 576 sq. yards are deducted from the originally reported area. The Schedule value of the same is Rs. 490. 2,31,401 sq. yds. of land have been transferred to Scheme 5. 1,188 sq. yds. resumed by Municipality for the western approach to the Dadar Overbridge. 6,199 sq. yds. resumed by Government for Municipality for the approach to Dadar Overbridge.
	Total ..	7,48,018	18,40,559	708·9	17,48	168 C 6	222·8 28·0	23,60 1,80	104·3 8·1	9	16·1	1,43	6·5	29·7	27·4	10·2	43·9	97	

C = Chawls.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Trust's permanent estates on their

Serial number of scheme.	Name of Scheme.	Land acquired up to 31st March 1924.		Developed Land.							
				Leased Plots.				Unleased Plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
1	First Nagpada	72·8	15,37	60 C 2	42·5 4·7	7,86 33	35·1 1·4	..	..	..	..
2	Princess Street	1,20·1	67,47	114 C 2	61·6 11·1	92,36 1,89	4,09·4 8·5	..	..	..	..
3	Sandhurst Road ..	2,18·5	82,45	180 C 2	1,21·7 14·4	99,58 194	4,46·0 8·7	9	6·3	11,11	55·5
4	Gamdevi	1,81·7	12,16	118	1,01·3	22,08	89·6	..	..	..	..
5	Dadar-Matunga ..	14,41·3	23,68	575 C 1	6.73·2 5·6	72,20 36	3,17·6 2·0	157	2,63·9	19,56	1,53·5
6	Sion-Matunga	17,66·8	20,43	86 C 2	77·3 5·1	5,51 31	21·8 1·7	12	17·5	1,71	7·6
8	Mandvi-Koliwada ..	29·4	19,80	32 C 1	15·1 4·2	16,92 3,13	73·1 14·1	..	..	..	..
13	Souter Street Extension Eastward.	7·5	21	4	3·1	42	1·7	5	3·9	51	2·8
27	Mathew Road ..	50·8	11,30	21	34·5	12,45	45·0	..	..	..	..
29	Nowroji Hill	1,71·7	63,70	27 C 1	15·1 8·5	30,67 2,27	1,50·9 10·2	10	6·1	8,48	47·1
30	Souter Street Extension Westward.	16·9 2·6	69 10	..	..	..	..	..	..	..	..
31	Parel	5,47·7 17·1	41,54 1,09	124 C 1	1,25·0 8·1	27,67 36	124·7 1·6	29	19·4	5,02	26·5
32	East Agripada	2,04·6	22,54	49 C 4	63·1 19·3	11,08 3,33	49·1 18·6	24	14·0	3,02	16·8
33	Bhatwadi	8·5	2,79	10	5·2	1,10	4·2	..	..	..	..
36	Chunam Kiln Road ..	7·5	2,22	1	0·3	13	0·6	..	..	..	..
37	Sydenham Road ..	71·6	1,07,28	..	..	..	..	..	..	..	..
41	Undria Street	6·4	4,62	3	0·7	13	0·6	7	1·7	74	4·1
43	Parel Road Central ..	40·9	20,63	2	1·2	3,20	..	..	..	..	..
47	Parel Road Northern ..	77·9	27,65	..	..	..	..	..	..	..	..
50	Mazagaon Street Scheme	62·6	7,95	6 C 1	19·5 27·9	4,85 3,76	19·4 20·9	..	..	..	..
52	Worli Street Scheme ..	16,71·1	83,26	3	10·5	1,65	..	2	5·9	2,97	..
53	Foras Road Street Scheme.	44·9	8,33	1 C 1	1·6 35·7	59 7,33	3·3 40·7	..	..	..	..
54	Kolbhatwadi	12·1	18,26	4	1·8	4,54	2·5	..	..	..	..
56	Dharavi	15,77·2	33,03	2	79·1	5,14	..	..	..	..	..
57	Wadala-Sewri	16,23·7	1,02,15	..	..	..	..	..	..	..	..
	Carried over ..	1,00,83·9	8,00,70	1,422 C 18	14,53·4 C 1,44·6	4,20,13 25,01	17,94·6 1,28·4	255	3,38·7	53,12	3,13·9

C = Chawls.

D-3.

own lands as at close of 1923-24.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped Land. Area acquired in thousands of sq. yds.	Undeveloped Land. Proportionate cost of acquisition in thousands of rupees.	Roads handed over to Municipality in thousands of sq. yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	Explanation of difference between columns 3 & 21. (Areas and values shown in thousands.)
13	14	15	16	17	18	19	20	21	22
2·8	..	3·4	..	..	14·6	4·0	0·8	72·8	
..	0·7	5·8	..	..	44·1	1·5	2·6	1,27·4	7·2 sq. yds. acquired under Section 41 or by private agreement.
5·0	20·2	3·6	2·3	76	72·3	3·7	3·2	2,52·7	0·6 sq. yds. transferred to Scheme 33. 4·8 sq. yds. acquired under Section 41.
11·8	3·3	6·8	..	..	53·2	1·8	7·0	1,85·2	3·5 sq. yds. acquired by private agreement.
2,86·1	2,86·1	..	60·8	1,00	..	..	1,39·0	17,14·7	2,31·4 sq. yds. have been transferred to this scheme from Schedule D Matunga lands. 42·0 sq. yds. of Vincent Road are included in this scheme.
14·1	45·9	..	15,72·8	18,19	..	8·4	25·7	17,66·8	
..	..	2·4	..	..	13·1	..	1·7	36·5	6·5 sq. yds. acquired under Section 41. 0·6 sq. yds. explained in Engineer's letter No. 3456, dated 15-5-1912.
..	0·7	0·3	..	..	1·4	..	..	9·4	1·9 sq. yds. transferred from Scheme 32.
..	3·8	0·7	..	..	13·8	..	2·5	55·3	4·5 sq. yds. acquired under Section 41.
..	24·5	3·5	1,00·6	37,32	10·4	3·0	..	1,71·7	
..	..	..	..	..	..	..	19·5	19·5	15·5 sq. yds. sold to B. B. & C. I. Railway in 1911-12.
1·6	1,40·6	2·1	52·9	3,99	42·2	..	1,72·9	5,64·8	0·3 sq. yds. acquired under Section 41.
..	12·9	2·4	65·0	7,16	14·9	..	23·0	2,14·6	10·0 sq. yds. road area transferred to this scheme from Schedule D lands.
..	..	0·4	..	..	2·3	..	..	7·9	0·6 sq. yds. transferred to this scheme from scheme 3.
2.5	1·4	..	..	..	9·5	..	..	13·7	6· 2 sq. yds. acquired under Section 41.
..	1·3	..	70·3	1,05,33	..	..	..	71·6	
..	..	..	*4·0	2,89	..	..	..	6·4	* This area is occupied in part by 7 houses which have been remodelled by the Trust.
..	21·8	..	17·9	9,03	..	..	..	40·9	
..	11·8	..	66·1	23,46	..	..	..	77·9	
..	4·6	..	10·6	1,35	..	..	..	62·6	
..	1,28·6	..	13,95·4	69,52	..	10·0	1,20·7	16,71·1	
..	6·8	..	..	..	..	..	·8	44·9	
..	1·1	..	8·2	12,37	..	..	1·0	12·1	
..	..	..	14,98·1	31,37	..	..	..	15,77·2	
..	..	..	15,46·8	97,31	..	..	76·9	16,23·7	
3,23·9	7,16·1	31·4	64,71·8	4,21,05	2,91·8	32·4	5,97·3	1,04,01·4	

Appendix

Trust's permanent estates on their

Serial number of scheme.	Name of Scheme.	Land acquired up to 31st March 1924.		Developed Land.							
				Leased Plots.				Unleased Plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
	Brought over ..	1,00,83·9	8,00,70	1,422	14,53·4	4,20,13	17,94·6	255	3,38·7	53,12	3,13·9
				C 18	C 1,44·6	25,01	1,28·4				
58	Worli Extension Scheme.	3,94·5	26,92	..	..	..	..	..	..	..	..
59	Sewri-Kolivada	0·6	24	..	..	..	..	..	..	..	..
60	Naigaum Street Scheme	5,10·3	50,31	11	1,12·8	21,65	24·2	..	..	..	..
61	Ferugsson Road Street Scheme.	1,67·7	4,09	..	..	..	..	..	..	..	..
62	Love Lane	20·5	3,80	..	..	..	..	..	..	..	..
				C 1	13·4	2,67	14·8	..	..	..	..
66	Mahalakshmi Street Scheme.	..	..	..	..	..	..	..	..	..	..
	Police accommodation schemes.										
14	Nagpada	..	..	1	4·0	72	3·2	..	..	..	..
16	Wodehouse Road ..	6·6	76	1	6·6	76	3·4	..	..	..	..
17	Duncan Road	0·3	39	1	0·3	38	1·7	..	..	..	..
18	Shepherd Road ..	1·3	16	1	1·2	15	0·7	..	..	..	..
19	Agripada..	4·8	45	2	4·8	45	2·1	..	..	..	..
23	Connaught Road ..	1·7	13	2	1·7	13	0·6	..	..	..	..
24	Princess Street ..	..	..	2	1·5	1,51	6·8	..	..	..	..
25	Gamdevi	..	..	2	1·8	45	2·0	..	..	..	..
34	Lamington Road ..	6·2	..	1	6·1	..	..	..	..	..	..
35	Sandhurst Road West ..	..	..	1	0·9	39	1·6	..	..	..	..
39	Sandhurst Road East ..	..	..	4	2·8	1,97	8·9	..	..	..	..
40	Byculla	16·4	..	1	16·4	..	..	..	..	..	..
44	Maharbavdi	2·7	..	1	2·7	..	..	..	..	..	..
45	Palton Road	5·9	..	1	5·7	..	..	..	..	..	..
46	Naigaum..	..	..	1	11·3	2,19	12·2	..	..	..	..
48	Mahim	..	..	1	6·3	..	..	..	..	..	..
55	Chinch Bunder Road, ..	..	..	1	3·0	1,52	6·8	..	..	..	..
55A	Mazagaon	..	..	1	5·4	..	..	..	..	..	..
63	Dadar-Matunga North ..	..	..	3	8·4	80	3·6	..	..	..	..
67	Naigaum..	..	..	1	36·5	7,89	43·8	..	..	..	..
68	Worli	..	..	1	10·0	1,62	9·0	..	..	..	..
	Poorer classes accommodation schemes.										
42	Spring Mills	20·0	76	1	20·0	76	3·4	..	..	..	..
51	Century Mills	50·4	1,15	..	..	..	..	..	..	..	..
65	David Mills	20·7	2,40	1	15·1	2,06	12·3	..	..	..	..
	Total ..	1,13,14·5	8,92,26	1,465	17,38·7	4,65,53	19,40·9	255	3,38·7	53,12	3,13·9
				C 19	1,58·0	27,68	1,43·2				

C = Chawls.

D=3—*contd.*

own lands at close of 1923-24.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped Land. Area acquired in thousands of sq. yds.	Undeveloped Land. Proportionate cost of acquisition in thousands of rupees.	Roads handed over to Municipality in thousands of sq. yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	Explanation of difference between columns 3 & 21. (Areas and values shown in thousands.)
13	14	15	16	17	18	19	20	21	22
3,23·9	7,16·1	31·4	64,71·8	4,21,05	2,91·8	32·4	5,97·3	1,04,01·4	
..	..	..	3,94·5	26,92	..	..	..	3,94·5	
..	..	..	0·6	24	..	..	..	0·6	
..	41·1	..	2,31·4	22,81	..	47·8	77·2	5,10·3	No cash consideration has been paid for 9,989 sq. yds. in Case 97, but 19,418 sq. yds. given free of cost to the Board.
..	..	..	16·6	40	..	..	1,76·0	1,92·6	24,858 sq. yds. from Schedule C.
..	..	..	7·1	1,32	..	..	..	20·5	
..	9·3	..	..	..	..	..	..	9·3	
..	..	..	..	..	..	..	..	..	Included in Scheme 1.
..	..	..	..	..	..	..	..	6·6	
..	..	..	..	..	..	..	..	0·3	
..	..	..	..	..	..	..	..	1·2	
..	..	..	..	..	..	..	..	4·8	
..	..	..	..	..	..	..	..	1·7	
..	..	..	..	..	..	..	..	..	Included in Scheme 2.
..	..	..	..	..	..	..	..	..	Included in Scheme 4.
..	..	..	..	..	..	..	..	6·1	Nominal.
..	..	..	..	..	..	..	..	..	Included in Scheme 3.
..	..	..	..	..	..	..	..	..	Do.
..	..	..	..	..	..	..	..	16·4	
..	..	..	..	..	..	..	..	2·7	Nominal.
..	..	..	..	..	..	..	..	5·7	
..	..	..	..	..	..	..	..	..	Included in Scheme 60.
..	..	..	..	..	..	..	..	..	Nominal.
..	..	..	..	..	..	..	..	..	Included in Scheme 29.
..	..	..	..	..	..	..	..	..	Nominal.
..	..	..	..	..	..	..	..	..	Included in Scheme 6.
..	..	..	..	..	..	..	..	..	Included in Scheme 60.
..	..	..	..	..	..	..	..	..	Included in Scheme 52.
..	..	..	..	..	..	..	..	20·0	
..	..	..	..	..	..	..	..	50·4	
..	..	..	..	..	..	..	..	15·1	
3,23·9	7,66·5	31·4	71,22·0	4,72,74	2,91·8	80·2	8,50·5	1,16,60·2	

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-4.

Summary.

Name.	Land.		Developed Land.												Undeveloped Land.		Remarks.
			Leased Plots.				Unleased Plots.										
	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in thousands of sq. yds. (columns 5, 9, 12, 13 and 14).	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1. Trust's Estates on Government land (Schedules C and E).	20,91	54,17	174	3,75	93,53	3,72	9	14	2,12	12	3,50	2	..	7,41	13,09	5,28	
2. Trust's Estates on Municipal land (Schedule D).	7,09	17,48	168 C 6	2,23 28	23,60 1,80	1,04 8	9	16	1,43	7	30	27	10	3,34	44	97	
3. Trust's Estates on their own land.	1,13,15	8,92,26	1465 C 19	17,39 1,58	4,65,53 27,68	19,41 1,43	255	3,39	53,12	3,14	3,24	7,67	31	33,58	71,22	4,72,74	
Total ..	1,41,15	9,63,91	1807 C 25	23,37 1,86	5,82,66 29,48	24,17 1,51	273	3,69	56,67	3,33	7,04	7,96	41	44,33	84,75	4,78,99	

C, = Chawls

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix E.

Progress in Trust Schemes.

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
1	First Nagpada	*Nil.* ..	*Nil.* ..	26,99	..	Completed in 1913-14.
2	Princess Street	Kitchen Garden Lane and the two footpaths made ready for handing over to the Municipality.	Actual handing over to the Municipality	78,25	1	
3	Sandhurst Road, West ..	Portion of Navalkar Lane completed and handed over to the Municipality. Portion of footpaths between Lamington Road and Charni Road handed over to the Municipality. Footpaths upto Falkland Road repaired and made ready for handing over.	The remaining portion of footpaths to be handed over.			
	Charni Road Garden ..	Levelling of the Garden completed ..	Preparing the tennis court, building mali's shed and one seat of W. C. and preparing the paths, &c.			
	Do. (East)	Footpaths repaired upto the Dongri Bazar and made ready for handing over.	Footpaths on both sides in front of completed buildings will be handed over.	99,10	1,54	
	Chowpati, West	18″ × 18″ S. W. Drain for a length of 500 ft. and 9″ pipe sewer line for a length of 514 ft. completed.	Further work of road construction on 30′ and 40′ roads to be done, as also the service passage on the west.			
	Chowpati, East	Filling-in of Plot No. 4 completed and the pipe sewer drainage started.	The 9″ sewer will be laid under the railway line.			
			Carried over ..	2,04,34	1,55	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees..)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	2,04,34	1,55	
4	Gamdevi	All tarred footpaths treated with maxphalt and handed over except a portion of footpaths of Hughes Road, Harvey and Babulnath Roads to the Municipality.	The remaining portions of footpaths of Hughes Road, Harvey and Babulnath Roads to be handed over to the Municipality.	19,21	..	
5	Dadar-Matunga	Levelling and filling in low-lying land:— Storm-water drains 950 ft. Pipe sewers 1,280 ft. Roads (carriage-ways only) 1,323 ft. Footpath pavement round completed buildings 2,800 sq. yards Tar surfacing 4,000 sq. yards 1″ Maxphalting 7,000 sq. yards 3″ Asphalting of the western road of the Kingsway 18,000 sq. yds.	Levelling of plots .. .. .. Work of S. W. drains and pipe sewers, footpath pavement and surface treatment of remaining roads.	67,32	11,13	
		Two additional septic tanks at Matunga and foundations for the new Engines for the sewage disposal works (extension) were completed.	Completion of the sewage disposal works (extension.)			
			Carried over ..	2,90,87	12,68	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	2,90,87	12,68	
6	Sion-Matunga; portion, south of Mahim Loop Ry.	Tar surfacing 8,400 sq. yards Shahbad Stone pavement in front of completed buildings 370 sq. yards.	Surface treatment of the remaining roads. Pavement of footpaths round the remaining plots.	76,11	74,21	
	Sion-Matunga; portion, north of Mahim Loop Ry.	The swamp along side the main line of G. I. P. Ry. was very nearly completely filled in, nearly half the filling was completed in the Rawli salt pan area.	The Rawli salt pan area will be completely filled in. The Dharavi and Kolwada Road bridge approaches will be formed and earth work in general will be completed if allowed.			
		Roads :—The Western Avenue of the Kingsway was completed for traffic purposes upto its northern junction with the Vincent Road.	The roads and drains north of a line running east and west through and including Road No. 10 will be completed.			
		A portion of the Eastern Avenue near plateau and the portion of the northern extension called Road No. 3, was taken in hand. Storm-water and pipe sewer drain were commenced on Roads Nos. 1, 2, 3, 4, 5, 6, 10, 24, 25 & 29. Trees were planted on the plantation Belt at the north-east corner of the scheme. Edges of the Western Avenue were planted with trees up to the northern junction with the Vincent Road.	Through communication will be established by means of a portion of the Western and Eastern Avenues and Road No. 3, with Sion Over bridge.			
			Carried over ..	3,66,98	86,89	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 3,66,98	Rs. 86,89	
7	Colaba Reclamation ..	*Nil.* ..	*Nil.* ..	4,71	..	Completed in 1910-11.
8	Mandvi Koliwada	Footpaths of plots Nos. 8, 9 and 10 paved and handed over to the Municipality. Service passage between plots Nos. 2, 3 and 5 tarred.	*Nil.* ..	23,54	82	
9	Sankli Street (Central Agripada.)	*Nil.* ..	*Nil.* ..	Included in Schedule D.		Completed in 1905-06.
10	Street Scheme on Plot South of Crawford Market.	*Nil.* ..	*Nil.* ..	Included in Schedule C.		Do.
11	Street Scheme (West Agripada.)	*Nil.* ..	The footpaths already tarred or paved will be re-surfaced and handed over. The remaining foot-paths will be tarred if the buildings are completed. The service passage between plots Nos. 84, 85 and 110 on Motlabai Street will be paved.	Included in Schedule D.		
12	Connaught Road	*Nil.* ..	*Nil.* ..	Included in Schedule D.		Completed in 1906-07.
			Carried over ..	3,95,23	87,71	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	3,95,23	87,71	
13	Souter Street Extension (eastwards.)	*Nil.* ..	Tarring footpaths in front of the buildings recently completed.	54	6	
14	Police Accommodation, Nagpada.	Additional works sanctioned completed.	*Nil.* ..	1,56	..	Completed in 1905-06.
15	Police Hospital, Nagpada ..	Additional work sanctioned in progress, excavation of foundations of the quarters for nurses and matrons in progress. Quarters for Sub-assistant surgeons and compounders completed upto 2nd floor level. Cook-room being roofed, ground floor work of the quarters for clerks and store-rooms in progress. Quarters for servants and ward boys completed up to 1st floor level, 2nd floor in progress. Finishing work of quarters for sweepers in progress. Dhobi Ghat completed.	The whole will be carried out by Government.	..	..	
16	PoliceAccommodation, Wodehouse Road.	*Nil.* ..	*Nil.* ..	3,23	..	Completed in 1905-06.
			Carried over ..	4,00,56	87,77	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6.	7
			Brought forward.	Rs. 4,00,56	Rs. 87,77	
17	Police Accommodation, Duncan Road.	*Nil.*	*Nil.* ..	57	..	Completed in 1908-09.
18	Police Accommodation, Shepherd Road.	*Nil.* ..	*Nil.* ..	36	..	Do. 1905-06.
19	Police Accommodation, Agripada.	Additional work sanctioned in progress. Officer's quarters completed. Addition to old chawls completed. Additional chawls for sepoys being roofed in.	The remaining work will be completed.	179 Additional work will be carried out by Government.	..	Completed in 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	*Nil.* ..	*Nil.* ..	Included in Schedule C.		Completed in 1902-03.
21	Street Scheme, Wodehouse Road.	*Nil.* ..	*Nil.* ..	Included in Schedule C.		Do. 1905-06.
22	Street Scheme, Hornby Road.	*Nil.* ..	*Nil.* ..			Do. 1911-12.
23	Police Accommodation, Cannaught Road.	*Nil.* ..	*Nil.* ..	79	..	Do. 1908-09.
			Carried over ..	4,04,07	87,77	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	4,04,07	87,77	
24	Police Accommodation, Princess Street.	*Nil.* ..	*Nil.* ..	2,66	..	Completed in 1910-11.
25	Police Accommodation, Gamdevi.	*Nil.* ..	*Nil.* ..	1,29	..	Do. 1917-18.
27	Mathew Road	Footpaths on the eastern side repaired and made ready for handing over.	Repaired footpaths on both the sides to be handed over.	10,69	80	
29	Nowroji Hill	Approximately, 54,500 tons (or 1,217,200 c. ft. of loose rock) of quarried materials was quarried and removed from Nowroji Hill quarry and a sum of Rs. 35,000 saved during the year. *Roads :*—Roads Nos. 1, 2, 16 and 19 completed, except for asphalting and lighting, and a small length of Road No. 2 towards Jail Road. 25′ passage behind plot Nos. 4, 5, and 6, etc., on Chinch Bunder Road, south of Sandhurst Road, paved and the two cross passages completed and tarpainted and made ready for handing over.	The remaining portion of the hill to be quarried. Asphalting and lighting on Roads Nos. 1, 2, 16 and 19 to be done. A small incomplete length of Road No. 2 towards Jail Road and the whole of the Road No. 4 to be completed.	71,70	3,35	
			Carried over ..	4,90,41	91,92	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 4,90,41	Rs. 91,92	
	Nowroji Hill—*contd.* ..	Footpaths of Plots Nos. 6, 7, 8, 4, 14 and 33 paved.	The set-back portion, on 1st Chinch Bunder Road, opposite Plot No. 1 to be completed. The set-back portion on Dongri Street to be completed. 25′ passage behind plots Nos. 4, 5 and 6, etc., and the two cross passages to be handed over. The 40′ flank Roads Nos. 1 and 2 South of Sandhurst Road to be finished with a layer of tar maccadam and to be handed over to the Municipality, all the remaining roads 16 in number to be completed.			
30	Souter Street Extension, Westwards.	*Nil.* ..	*Nil.* ..	1,29	..	
31	Parel Street	*Filling-in low-lying lands*:—Low lying lands in Dadar Road completed. Filling in cases Nos. 62 and 64 and Government Gate Compound nearly completed. Filling in for playground South of Chamarbagwalla property has been completed.	Filling in cases Nos.—62 and 64 to be completed.	64,65	15,64	
			Carried over ..	5,56,35	1,07,56	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 5,56,35	Rs. 1,07,56	
	Parel Street—(*contd.*) ..	150′ *Eastern Avenue Road* :—Western Carriage way of 150′ Eastern avenue asphalted except a portion of about 900 square yards.	*Paving foot-paths.* Tarring footpaths along Tram tracks.			
		Widening of Suparibaug Road.—All crossings asphalted and all pavement done	*Completing pavement.* 40′ Road between Suparibaug chawls to be constructed.			
		80′ *King Edward Road:*—80 ft. road cement concreted except a length of about 234 square yards.	Completion of remaining areas including asphalting.			
		Road east of Suparibag Road :—All roads on the east of Suparibag Road handed over except roads Nos. 8, 12 and 13, a portion of Hospital Avenue.	Completing Road Nos. 12, 8, and 13 and paving footpaths.			
		Roads at Lalbaug:—All roads handed over and available pavement done.	Road No. 5 footpaths to be completed.			
32	East Agripada South ..	Souter Street from its junction with Ripon Road towards the east handed over. Chawls on plot No. 72 consisting of 210 living rooms, 24 shops and 27 rooms on ground floor for hand looms completed.	The footpaths already tarred will be resurfaced for handing over.	39,43	7,52	
			The remaining footpaths will be tarred if the buildings are completed.			
		The footpaths in front of Plots 72 and 73 mexphalted.	The work of improving the surface drainage of semi-permanent sheds on Haines Road will be carried out.			
			Carried over.	5,95,78	1,15,08	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward	Rs. 5,95,78	Rs. 1,15,08	
	East Agripada North—(*contd.*)	Byculla Station Road between DeLisle Road and Haines Road and Cross Road to this portion of Byculla Station Road lighted, re-metalled and properly finished for handing over Treating 10′ Margins round Peon's Chawls completed. 4 Shops in front of Mahar Chawls constructed.				
33	Bhatwadi	Footpaths mexphalted and handed over	*Nil.* ..	2,87	..	
34	Police Accommodation, Lamington Road.	Additional work completed ..	*Nil.* ..	4,61	..	Completed in 1920-21.
35	Police accommodation, Sandhurst Road West.	*Nil* ..	*Nil.* ..	1,46	..	Completed in 1921-22.
36	Lamington Road Street ..	Footpaths on the eastern side mexphalted and made ready for handing over.	The repaired footpaths to be handed over.	2,77		
			Carried over ..	6,07,49	1,15,08	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 6,07,49	Rs. 1,15,08	
37	Sydenham Road (Bhendy Bazaar.)	Tram track founds laid for a length of 300′ were concreted and made ready for asphalting. Trimming upto about 400′ from Sandhurst Road, south, complete. 9″ pipe sewer line laid complete 240 ft. clearing of the plots between Parel and Memonwada Roads completed.	All the work of road construction from the junction of the 108′ Road with Parel Road to Carnac Road including S. W. D. and pipe sewer arrangements to be completed.	1,13,47	14,56	
~~38~~	Do. (Palton Road) .	Set-back portion on Palton Road and also half of the widened Palton Road, levelled, trimmed and concreted for a length of 500 ft.	Asphalting of this portion to be completed.			
39	Police accommodation, Sandhurst Road, East.	*Nil.* ..	*Nil* ..	7,59	..	Completed in 1921-22.
40	Do. do. Byculla ..	Additional works sanctioned in progress. Only the finishing work remains to be done.	The remaining work	8,20	56	Do.
41	Undria Street	*Nil* ..	*Nil* ..	5,39	*Cr.* 146	Completed.
42	Poorer Classes accommodation for Spring Mills (first).	*Nil* ..	*Nil* ..	5,19	..	Do.
			Carried over ..	7,47,33	1,28,74	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward..	Rs. 7,47,33	Rs. 1,28,74	
43	Parel Road (Central) ..	About 3,300 ft. of the western carriage way from the Grant Road to Byculla Bridge was completed as also 1,800' of the eastern carriage way. The foundations for the tram track in the above length of 3,300 ft. was practically completed.	The portion between Byculla Bridge and Grant Road will be entirely completed in all respects and the road handed over.	25,08	11,09	
		About 1,200 ft. of the. S W. Drain was laid and trees planted along the western footpath for a length of 1,600 ft.	The portion of the road work between Grant Road and Sandhurst Road to be completed including drainage arrangements.			
44	Police accommodation, Maharbavdi.	*Nil.* ..	*Nil* ..	2,71	..	Completed in 1921-22.
45	Do. do. Palton Road	*Nil.* ..	*Nil* ..	5,71	..	Do.
46	Do. do. Naigam (first). ..	Police station completed upto roof level, Officers' quarters being roofed in, finishing work of the garages in progress. Jamadar's quarters being roofed in, 2 reinforced concrete Chawls for constables completed upto 2nd floor level.	The whole	4,52	2,87	
			Carried over..	7,85,35	1,42,70	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 7,85,35	Rs. 1,42,70	
47	Parel Road Northern ..	Portion between Lalbaug and Arthur Road on the west completed with Tram track foundations including the S. W. Drains.	All the road construction work between the Southern boundary of scheme No. 31 and the Byculla Bridge to be done.	31,22	50,02	
48	Police accommodation, Mahim.	*Nil* ..	*Nil* ..	4,52	..	Completed in 1921-22.
49	Nepean Sea Road Reclamation.	*Nil.* ..	*Nil* ..	3	..	Do. 1916-17.
50	Mazgaon Road St. Scheme ..	*Mazgaon Chawls*:—Block Nos. 1-7 and 12-13 and 14 completed.	*Nil* ..	30,87	..	
		50′ Road and the cross passages entirely completed except for tar-grouting for half of the 50′ road and for metalling and tar-surfacing the passages..	Tar grouting on the remaining portion of 50′ road and metalling, tar-surfacing the cross passages to be done.			
		The set-back portion on Mazgaon Road at its junction with 50′ road completed.	Plot between 50′ Road and chawls Nos. 6 and 7 to be levelled. The set-back portion to be handed over.			
		About 60 per cent. of the work of treating 10′ margins round the chawls and the re-arranging of the slopes of the compound finished.	The remaining work			
			Carried over ..	8,51,99	1,92,72	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	8,51,99	1,92,72	
51	Poorer classes accommodation for Century Mills.	20 Blocks completed and occupied ..	The remaining blocks to be completed. ..	1,21	74	
52	Worli Street Scheme ..	1. *Excavation and filling in earth :—* (1) By head loading 9,276 brass. (2) By train loading 48,061 ,, *Rock-Cutting and removal :—* (1) By head loading 11,149 brass. (2) By train loading— (*a*) Rock quarried and broken into rubble 41,004 brass. (*b*) Rubble crushed into metal 10,877 ,, (*c*) Metal screened into dust. 815 ,, Total quantity of earth and rock removed during the year was 109,490 brass.	Remaining work of earth removal and rock-cutting and crushing rubble into metal.	1,58,97	25,39	
		Permanent way :—More than 5 miles of railway sidings were dismantled, shifted and relaid when required as the work progressed; maintenance and general repairs for the Trust Railway was done.	The same kind of work as necessary.			
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 10,12,17	Rs. 2,18,85	
	Worli Street—(*contd.*)	*Rolling Stock :*—About 250 trucks were running out of 300 at disposal. The other 50 were exchanged for repairs, etc. Out of 10 locomotives about 7 were in use daily, the other 3 being used as replacements.	General repairs and up keep			
		Sea Wall :—				
		Rubble Hearting 876 R.ft.	The remaining portion to be extended to Worli Fort in scheme 52 and upto Love Grove Pumping station in Scheme 58.			
		Rubble masonry 1,412 ,,				
		Parapet wall complete with coping. 2617 ,,				
		Heavy boulder pitching 476 ,,				
		N.B.—Those portions, where the force of the sea is strong, are protected by layers of heavy boulders excavated from the scheme and loaded into wagons by cranes. At present the sea wall extends from the Municipal S. W. Channel right upto Municipal chrushers in Scheme 58.				
		Retaining wall :—				
		Reinforced cement retaining wall complete with excavation 80 R.ft.	Remaining portion			
		Ordinary rubble masonry retaining wall complete. 412 R.ft.				
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 10,12,17	Rs. 2,18,85	
	Worli Street—(*contd.*)	*Level crossings* :—The two level crossings on Worli Road were not much used by Trust Railway as the filling in east of Worli Road was being completed, but they were very useful for controlling the traffic at the time of blasting. A new level crossing was laid on Haines Road for filling in of Plots A and K near Mahalaxmi Race Course. *Housing* :—Nearly the whole of the staff has now been accommodated in acquired buildings, much to the convenience of the work. *Housing* :—(coolies) Approximately 3,000 in number a majority of the coolies have been housed in C.I. sheds built by the Trust and the remaining have built their own huts on ground allotted to them. *Medical and Sanitation*:—101 indoor and 11,510 outdoor patients were treated in the hospital. 2,495 men in the camp were inoculated against plague and 1,008 were vaccinated.				
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 10,12,17	Rs. 2,18,85	
	Worli Street—(*contd.*)	*Grain Shop*:—In the grain shop, Rs. 40,191-7-3 worth food-stuff was sold to the labourers in the year, 100 to 120 coolies taking advantage of the shop daily. II *Roads*:— Road proper:—(120 ft. Road No. 1.) Excavation or filling, trimming, rolling, concreting complete, partly reinforced over, filled in portion 1,202 R.ft. Kerb stones, water tables and set stones complete, surfacing of asphalt 3″ thick. 974 R. ft. *Storm water drains*:— Excavation, laying 2′ R. C. pipes including jointing for filling complete. .. 142 R. ft. Manholes. .. .. .. *Nil.* Water gullies with trenches 11 Nos. *Pipe Sewer*:— Excavation, pipe laying jointing and filling complete. .. .. 1,333 R. ft. Manholes .. .. .. 11 Nos.	The remaining portion			
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	10,12,17	2,18,85	
	Worli Street—(*contd.*) ..	*Promenade* 40 *ft. wide*:—				
		Part filling in complete trimming rolling and Shahabad pavement over 4" lime cement complete with pointing. .. .. 3,516 R. ft.				
		Reinforced concrete steps complete.. .. .. 465 R. ft.				
		100 *ft. Road No.* 5.—				
		Excavation or filling, trimming, rolling, concreting (partly reinforced on deep excavation for S. W. D. and pipe sewer) complete. 1,815 R. ft.	The remaining portion.			
		Kerb stones; water tables and set stones complete. 1,150 R. ft.				
		3" thick asphalt surfacing. 975 R. ft.				
		S. W. Drain:—				
		Excavation concreting masonry work dhapas and filling complete .. 870 R. ft.				
		Manholes complete with connections .. .. 8 Nos.				
		Water gullies with connections complete.. .. 11 Nos				
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	10,12,17	2,18,85	
	Worli Street—*contd.* ..	*Pipe sewers*—				
		Excavation, pipe laying, jointing and filling, complete. .. .. .. 2,809 R. ft.				
		Manholes and connections, complete. .. .. 29 Nos.				
		N.B.—This road had to be taken in parts as it covers up the greater portion of the existing Worli Road portion completed with surfacing has been opened to the traffic.				
		80 *ft. Road No.* 10—				
		Excavation or filling, trimming, rolling, concreting (partly reinforced on deep excavation for S. W. D. & and pipe sewer) complete. 510 R. ft.	The remaining portion			
		Kerbstones water tables and set stones, complete. 3″ Asphalt surfacing. .. 428 R. ft.				
		Storm Water drains—				
		Excavation concreting, masonry work, dhapas and filling complete .. 640 R.ft.				
		Manholes complete with connections .. .. 5 Nos.				
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	10,12,17	2,18,85	
	Worli Street—*contd.* ..	Water gullies with connections—complete. 2 Nos. *Pipe sewers*— Excavation, pipe laying, jointing and filling complete. .. .. 400 R. ft. Manholes and connections, complete. .. .. 4 Nos. *N.B.*—The remaining half width of this road No. 10 was completed in 1923-24 and now the road is completely finished with 3″ Asphalt surface. 60 *ft. Rd.* (*No.* 5*B.* & 13) *including half width of the road abutting scheme* 61. Excavation or filling, trimming rolling, rubble, soling, metalling. .. 1,360 R. ft. Kerb-stones water tables and set-stones, complete 3,560 R.ft Surfacing .. .. .. *Nil.* *S. W. Drains*— Excavation, concreting, masonry work, dhapas and filling, complete. Manholes complete with connections. .. .. 4 Nos. Water gullies with connections 4 Nos.	The remaining portion.			
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 10,12,17	Rs. 2,18,85	
	Worli Street—*contd.*	*Pipe sewers*— Excavation, pipe laying, jointing and filling, complete .. .. 1,686 R. ft. Manholes and connections complete .. 5 Nos.				
50	*Road No. 5A*— Excavation or filling, trimming, rolling, rubble, soling, metalling. 100 R. ft. Kerb-stones, water tables and set stones, complete. 225 R. ft. 3″ thick Asphalt surfacing. *Nil.*		The remaining portion.			
	Storm Water Drains— Excavation, concreting, masonry work, dhapas and filling complete .. 100 R. ft. Manholes complete with connections .. 1 No. Water gullies with connections. *Nil.*					
	Pipe sewers— Excavation, pipe laying, jointing and filling complete .. .. 150 R. ft. Manhole and connections complete .. .. 1 No.					
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
	Worli Street—*contd.*		Brought forward ..	10,12,17	2,18,85	
		40-*ft. Roads Nos.* 3, 4, 11 *&* 12—	The remaining portion.			
		Excavation or filling, trimming, rolling rubble, soling, metaleing .. 3,889 R. ft.				
		Kerb-stones, water tables and set-stones, complete 7,984 ,,				
		3″ thick Asphalt surfacing. *Nil.*				
		S. W. Drains—				
		Excavation, concreting, masonry work, dhapas and filling complete .. 3,036 R. ft.				
		Manholes complete with connections .. .. 26 Nos.				
		Water gullies with connections 46 Nos.				
		Pipe sewers—				
		Excavation, pipe laying, jointing and filling complete .. .. 2,587 R.ft.				
		Manholes and connections complete .. .. 29 Nos.				
		III—*Tunnel*—				
		Excavation in hard rock 969 R. ft.	Pipe laying, jointing and general finishing will be done.			
		Lining done (when necessary) 178 ,,				
		Excavation in soft rock 154 ,,				
		Lining done in soft rock 154 ,,				
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 10,12,17	Rs. 2,18,85	
	Worli Street—*contd.*	*N.B.*—970 R. ft. of headway was done in tunnel and the work was going on for 24 hours working in 3 shifts of 8 hours each. The excavation work is all finished and the tunnel is through from Sea Face Road to Manhole beyond the existing Worli Road. No lining was done, when hard rock was met with. Softer rock and the portion below the existing Worli Road are lined with cement blocks prepared in the scheme. Pipe laying and general finishing are in progress now and the whole tunnel will be completely finished before this monsoon. *Dressing Plots*— About 9,80,000 sq. ft. of plots were dressed and trimmed with 6″ cover of red earth spaced on them and rubble lying about properly stacked. *Blasting Operations*— Blasting operations were carried on to a great extent as more rock was met with. About 5 machine drills were working with compressed air daily.	Same kind of work will be carried on.			
			Carried over ...	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 10,12,17	Rs. 2,18,85	
	Worli Street—*contd.*	About 1,200 R. ft. of holes were bored every day, majority of these holes were made by hand guttas, several big charges of about 500 Lbs. were also blasted.				
		Plots A. & K. at Mahalaxmi— Filling of these plots was started in November 1923, about 200 trucks of earth are dumped there daily. Nearly ⅔rds of the total filling is complete. (Total filling in being 40,000 Brass) most of the earth dumped in plots A. & K. was excavated from the Navy Hill.	The remaining filling-in to be done.			
		Reinforced Concrete Cantilever Type Bridge over Municipal S. W. Channel on Road No. 5. Excavation work for both foundations started in January 1924. Bottom slab, all counter forts and abutment wall finished upto about 5 ft. height, from one side only. Part excavation done for the other side.	The remaining work.			
			Carried over ..	10,12,17	2,18,85	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 1,012,17	Rs. 2,18,85	
	Worli Street—*contd.*	*Bombay Development Department Chawls.* 29 Chawls on Blocks A & B completed, but only 12 of Block A have been occupied. The remaining 112 chawls on Blocks, B, C, D, E, F, G, H, I and J are under different stages of construction.	The remaining work will be done.			
53	Foras Road Street ..	*Foras Road Chawls*:—Six shops with separate arrangement for privies and washing places completed. Incomplete portion of the road near the shops and a 20′ wide roadway crossing the recreation ground completed and the whole of the road tar painted. 33 semi-permanent sheds completed with privies and washing places constructed behind chawls Nos. 3, 5 and 7 for sweepers.	Treating 10′ margins on the rear side of chawls to be done, more shops to be built in front of chawl No. 14.	31,76	11	
54	Kolbhatwadi	The whole length of the S. W. Drain about 400 ft. 9″ pipe sewer line about 400′ completed. Rubble packing and metalling complete. Clearing of the surrounding plots taken up.	Completing the surface and lighting the road will be done. Service passages will be completed. Plots will be cleared of all debris.	16,70	Cr. 1,36	
			Carried over ..	10,60,63	2,17,60	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	10,60,63	2,17,60	
55	Police Accommodation, Chinch Bunder.	*Nil.* ..	*Nil.* ..	4,33	..	Completed in 1921-22.
55A	Police Accommodation, Mazgaon.	Additional works sanctioned completed.	*Nil.* ..	4,54	..	Do.
56	Dharavi	20,000 brass of earth from Ghatkopar Hill and 24,700 brass from High ground within the scheme were used for filling in a portion of the area to be handed over to the Development Directorate. Construction of the double barrelled reinforced concrete S. W. drain was taken in hand.	Completing B. D. D., area filling in along the G. I. P. Railway line will be taken in hand. The swamp lying near the Sion Ry. Bridge and also the low lying ground near the scheme workshop will be filled in semi-permanent sheds will be erected at Ghatkopar Hill to accommodate about 500 labourers. S. W. Drain to the Mahim Creek will be continued. Sea walls, retaining walls and road crossings will be done.	50,62	1,86,07	
57	Sewri-Wadala ..	Apart from small plots under cultivation lying along Matunga Road, the whole area of the scheme north of the Acworth Leper Asylum has been completely filled. The Sewri-Wadala Swamp lying south of the Leper Asylum and close to the Harbour Branch Railway, has received approximately 45,000 brass.	Filling and levelling in the remaining portion of the scheme and completion of quarry work. All roads including S. W. drainage, sewers and lighting arrangements.	1,28,00	99,07	
			Carried over ..	12,48,12	5,02,74	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	12,48,12	5,02,74	
57	Sewri Wadala—*contd.*	A start has been made with the triangular area lying immediately north of the Sewri Cemetery both as regards cutting and drainwork and very nearly half the low lying ground north of the spring mill compound has been filled up. Approximately 23,000 Brass of quarry material was quarried and removed from Sewri.				
58	Worli Extension	*Sea Wall*— Rubble hearting .. 524 R. ft. Rubble Masonry .. 324 ,, Parapet wall complete within coping .. 324 ,, Heavy Boulder pitching 524 ,,	The remaining work	28,23	15,86	
59	Sewri-Koliwada	*Nil.* ..	The whole	27	74	
60	Naigaum	Filling in low lying lands Roadway (Carriageway only) .. .. 8,500 R. ft. S. W. Drain .. .. 6,400 ,, Pipe Sewer .. .. 8,000 ,, Shahbad Pavement .. 440 sq. yds.	The remaining work. The remaining work of S. W. drains, pipe sewers and Roads. Surfacing of Roads and footpath pavements.	39,41	15,14	
			Carried over ..	13,16,03	5,34,48	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
	Naigaum—*contd.*		Brought forward ..	13,16,03	5,34,48	
		Kohinoor Mill Chawls—The remaining Blocks Nos. 1, 2, 3, 4 and 5 of the Kohinoor Mill Chawls completed in all respects and occupied.				
		Metalling of passages inside the compound and Shahbad pavement of outside open spaces of the chawls completed.				
		B. D. D. Chawls—19 Blocks of Chawls on Plot A completed and occupied. The remaining 23 Blocks on plot B in progress.	The whole.			
61	Fergusson Road	60 *Feet Road*—				
		Excavation or filling, trimming, rolling, rubble, soling, metalling. 810 R. ft.	The remaining road work and final surface treatment to be done.	Cr. 4,12	Cr. 43	The expenditure is covered by the sale proceeds of extensive lands.
		Kerb stones, water tables, set stones complete .. 1,620 R. ft.				
		Surfacing *Nil.*				
		S. W. Drains—				
		Excavation, concreting, masonry work, dhapas and filling complete .. 1,994 R. ft.				
		Manholes complete with necessary connections .. 13 Nos.				
		Water gullies with necessary connections, complete .. 12 „				
			Carried over ..	13,11,91	5,34,05	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	13,11,91	5,34,05	
	Fergusson Road—*contd.*	*Pipe Sewers*— Excavation, pipe laying, jointing and filling,-complete .. 983 R. ft. Manholes and connections complete .. .. .. 7 Nos.				
62	Love Lane	Block No. 2. (Eastern). The skeleton work of 1st, 2nd and ¾ of of 3rd floor with columns for the roof for ¾ of the Block completed. About ⅗ of the partition work for two floors finished. Terrace floor just taken in hand. Block No. 1 (Western). 1st and 2nd floors with columns for ⅓ of the 3rd floor finished. Pavement of the ground floor and partition work just taken in hand. Block No. 3. (Central). Completed upto plinth level with columns for the 1st floor except for pavement of the ground floor and the whole of the work of 9 rooms facing Love Lane.	The whole of the work will be completed and the chawls along with sweepers' and rent collectors' quarters will be handed over for occupation.	7,61	9,09	
			Carried over ..	13,19,52	5,43,14	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 13,19,52	Rs. 5,43,14	
	..	*Sweeper's Quarters :—* ⅔ of the skeleton work finished. Rent Collectors' Quarters—skeleton work finished upto 1st floor level. The whole length of the S. W. Drain finished.				
63	Police Accommodation, Kingsway.	*Nil.* ..	*Nil.* ..	4,82	..	Completed in 1922-23.
65	Poorer Classes Accommodation for David Mills.	Columns of blocks 1, 3, 7 and 9 completed upto 2nd floor. Columns of block Nos. 2, 4, 5, 6 and 8 completed upto ground floor.	All the blocks will be completed (Blocks Nos. 1, 3, 7 and 9 with ground and 2 floors and the remaining with ground floor only.)	2,69	61	
66	Mahalaxmi Street Scheme ..	*Filling in—* About 9,000 brass. All the low-lying land on the east of 100 feet road filled, as also the sites of 100 and 40 ft. roads. Half width of 100 feet road, 2,284 feet long from the Clerk Road to Body Guard Quarters, completed. The entire arrangement of S. W. D. completed. Pipe sewer laid for entire length with the exception of 100 ft.	The western half of the 100′ road to be constructed. Service passages 3 in number to be constructed, as also the necessary drainage arrangements therein.	2,06	6,67	
			Carried over ..	13,29,09	5,50,42	

Appendix E—*contd.*

Progress in Trust Schemes—*contd.*

Scheme.		Work done in 1923-24.	Work to be done after 1923-24.	Borrowed capital including cost of management and establishment. (In thousands of rupees.)		Remarks.
No.	Name.			Spent to end of 1923-24.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 13,29,09	Rs. 5,50,42	
	Mahalaxmi Street Scheme—*contd.*	40 *Feet Road* :— Entire length 630 feet of the road completed with pipe sewer and S. W. drain.	The S. W. D. and pipe sewer under the 40′ road to be carried to the municipal drain *via* Hay Stack Road.			
67	Police Accommodation, Naigaum (armed recruits).	*Nil.*	The whole	7,31	9,50	
68	Police Accommodation, Worli.	*Nil.*	The whole	..	9,32	
69	Widening of Byculla Bridge .	The scheme was sanctioned in T. R. No. 709 of 24th October 1923 (ordered to be notified in G. R. G. D. No. 5395 of 28th May 1924). Arrangements are being made with the G. I. P. Railway for starting the work.	The whole	..	6,28	
	Schedule C. Lands-Flats ..	70 semi-permanent sheds constructed and the low lying land to the south of 40′ Road and East of Hay Stack Road filled in partly.	The remaining filling in for the sites of the S.-P. sheds in this Estate to be completed.	Included in Schedule C.		
			Total ..	13,36,40	5,75,52	
				19,11,92		

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Statement showing the progress of

Note:—The schemes not included in column 1 *either*

Scheme No.	Name.	Land acquired upto beginning of 1923-24.			Land acquired in 1923-24.		
		Number of cases.	Total area acquired.	Award.	Number of cases.	Total area acquired.	Award.
1	2	3	4	5	6	7	8
			Sq. yds.	Rs.		Sq. yds.	Rs.
1	First Nagpada	108	72,802	15,36,830	..	..	..
2	Princess Street	392	1,20,147	67,47,234	..	..	..
3	Sandhurst Road	545	2,48,526	82,45,146	..	..	..
4	Gamdevi	68	1,81,658	12,15,960	..	..	..
5	Dadar-Matunga	613	14,38,041	23,32,291	2	3,227	35,837
6	Sion-Matunga	1220	17,57,126	20,21,094	3	9,716	21,503
7	Colaba Reclamation..	1	9,152	13,000	..	..	..
8	Mandvi Koliwada	208	29,376	19,80,091	..	..	..
9	Sankli Street	1	340	17,000	..	..	..
10	Plot South of Crawford Mkt. ..	..	89	2,871	..	..	..
13	Souter St.Extension Eastward ..	2	7,484	20,786	..	..	..
17	Duncan Road (Police)	3	329	38,967	..	..	..
18	Shepherd Road (Police)	1	1,313	15,915	..	..	..
27	Mathew Road	44	50,787	11,29,849	..	..	..
29	Nowroji Hill	399	1,71,702	63,70,141	..	..	..
30	Souter St.Extension Westward ..	6	16,909	69,542	..	..	..
31	Parel	97	5,47,716	41,53,768	..	..	..
32	East Agripada	206	2,04,613	22,53,874	..	..	..
33	Bhatwadi	36	8,456	2,78,855	..	..	..
34	Lamington Road (Police)	1	6,194	1	..	..	..
36	Lamington Road	10	7,493	2,22,138	..	..	..
37	Sydenham Road	311	71,638	1,07,28,122	..	..	..
40	Byculla (Police)	1	16,369	1	..	..	..
41	Undria Street..	46	6,408	4,61,735	..	..	..
42	Spring Mills	1	20,030	76,076	..	..	..
43	Parel Road (Central)..	49	40,892	20,62,798	..	..	..
44	Maharbavdi (Police)	1	2,724	1	..	..	..
45	Palton Road (Police)	1	5,924	1	..	..	..
47	Parel Road (Northern)	100	77,946	27,64,510	..	..	..
50	Mazagon Road	9	52,624	6,51,885	4	9,982	1,43,314
51	Century Mills	89	50,396	1,15,077	..	..	..
52	Worli	825	16,56,357	81,46,190	3	14,744	1,79,582
53	Foras Road	2	44,882	8,33,318	..	..	..
54	Kolbhatwadi	58	12,109	18,25,722	..	..	..
56	Dharavi	575	15,04,813	31,71,108	16	72,377	1,31,672
57	Sewri Wadala	879	15,00,730	94,83,126	93	1,22,926	7,31,851
58	Worli Extension	69	3,94,508	26,92,456	..	..	..
59	Sewri Koliwada	3	615	24,223	..	..	..
60	Naigaum	134	5,10,208	50,13,069	1	95	17,547
61	Fergusson Road	96	1,67,749	4,08,959	..	..	..
62	Love Lane	1	20,519	3,80,119	..	..	..
65	David Mills	4	20,732	2,40,368	..	..	..
66	Mahalaxmi Street Scheme	..	..	..	..	..	..
69	Widening of Byculla Bridge.	..	..	..	..	..	..
	Total	7,215	1,10,58,426 =2,284 acres.	8,77,44,217 =£ 5,849,614	122	2,33,067 =48 acres.	12,61,306 =£ 84,087

Note.—4,840 sq. yds. = 1 acre. £1 is assumed

F.

Acquisition in sanctioned schemes.

involve no acquisition or have not been sanctioned.

Total area acquired upto end of 1923-24.			Land yet to be acquired.					Remarks.
Number of cases.	Total area acquired.	Award.	Number of cases.	Area.	Estimated Cost.			
					Awards.	Contingencies.	Total.	
9	10	11	12	13	14	15	16	17
	Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
108	72,802	15,36,830	..	..	..	..	..	
392	1,20,147	67,47,234	..	..	..	..	..	
545	2,48,526	82,45,146	..	..	..	..	..	
68	1,81,658	12,15,960	..	..	..	..	..	
615	14,41,268	23,68,128	9	16,205	78,000	7,800	85,800	
1,223	17,66,842	20,42,597	28	99,876	2,17,600	21,760	2,39,360	
1	9,152	13,000	..	..	..	..	..	
208	29,376	19,80,091	..	..	..	..	..	
1	340	17,000	..	..	..	..	..	
..	89	2,871	..	..	..	..	..	
2	7,484	20,786	..	..	..	..	..	
3	329	38,967	..	..	..	..	..	
1	1,313	15,915	..	..	..	..	..	
44	50,787	11,29,849	..	..	..	..	..	
399	1,71,702	63,70,141	1	97	7,000	700	7,700	
6	16,909	69,542	..	..	..	..	..	
97	5,47,716	41,53,768	8	4,894	31,000	3,100	34,100	
206	2,04,613	22,53,874	7	1,517	15,700	1,570	17,270	
36	8,456	2,78,855	..	..	..	..	..	
1	6,194	1	..	..	..	..	..	
10	7,493	2,22,138	..	..	..	..	..	
311	71,638	1,07,28,122	20	7,111	5,96,000	59,600	6,55,600	
1	16,369	1	..	..	..	..	..	
46	6,408	4,61,735	1	87	..	..	..	
1	20,030	76,076	..	..	..	..	..	
49	40,892	20,62,798	11	55,164	4,36,000	43,600	4,79,600	
1	2,724	1	..	..	..	..	..	
1	5,924	1	..	..	..	..	..	
100	77,946	27,64,510	28	89,003	6,46,000	64,600	7,10,600	
13	62,606	7,95,199	..	..	..	..	..	
89	50,396	1,15,077	..	..	..	..	..	
828	16,71,101	83,25,772	558	1,75,070	11,00,000	82,500	11,82,500	
2	44,882	8,33,318	..	..	..	..	..	
58	12,109	18,25,722	2	871	1,80,000	18,000	1,98,000	
591	15,77,190	33,02,780	281	8,86,449	38,00,000	2,85,000	40,85,000	
972	16,23,656	1,02,14,977	308	3,21,903	26,08,000	1,95,600	28,03,600	
69	3,94,508	26,92,456	3	5,969	67,000	5,025	72,025	
3	615	24,223	130	30,342	3,76,000	37,600	4,13,600	
135	5,10,303	50,30,616	7	8,012	1,76,000	13,200	1,89,200	
96	1,67,749	4,08,959	..	..	..	..	..	
1	20,519	3,80,119	..	..	..	..	..	
4	20,732	2,40,368	..	..	..	..	..	
..	..	..	5	6,833	2,15,000	16,125	2,31,125	
..	..	..	3	3,773	1,18,000	11,800	1,29,800	
7,337	1,12,91,493	8,90,05,523	1,410	17,13,176	1,06,67,300	8,67,580	1,15,34,880	
	=2,332 acres.	=£ 5,933,701		=354 acres.	= £ 711,153	=£ 57,839	=£ 768,992	

to be equivalent to Rs. 15.

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Area, Capital value and rental

(*Vide* Report,

ESTATE.	Disposed of to end of 1922-23.				Disposed of in 1923-24.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
Schedule C.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Flats	5	52·1	10,19	5·4	..	..	..	..
Kennedy Sea Face	1	4·0	0·2	0·01	..	..	..	..
Hornby Road	39	59·6	21,20	91·2	..	..	..	..
Marine Lines (including Admiral's bungalow)	21	40·9	7,90	35·5	..	..	..	..
Wellington Lines	16	32·0	7,67	30·7	..	..	..	..
Wodehouse Road	20	40·5	8,00	34·6	..	..	..	..
Chaupati East	4	2·2	78	3·5	..	..	..	..
Chaupati, West (including Old Distillery Plot)	26	82·7	11,51·7	51·6	5	5·4	2,19	12·2
Total	132	3,14·0	67,25·9	2,52·5	5	5·4	2,19	12·2
Schedule D.								
Agripada (including Scheme 9)	158	2,40·7	24,64	1,09·8	..	..	..	..
Connaught Road	17	12·2	95	4·2	..	..	..	..
Lands at Matunga	1	1·6	..	..	..	..	..	..
Total	176	2,54·5	25,59	1,14·0		..	..	..
Schedule E.								
Colaba Reclamation	36	53·8	23,80	1,06·7	..	..	..	..
Nepean Sea Road Reclamation	1	2·0	14	0·6	..	..	..	..
Total	37	55·8	23,94	1,07·3	..	..	..	..
Trust's own property.								
First Nagpada	62	47·2	8,19	36·5	..	..	..	..
Princess Street	115	71·8	94,01	4,16·6	1	·9	24	1·3
Sandhurst Road	182	1,37·1	1,07,22	4,81·1	1	·2	2	·1
Gamdevi	118	1,01·3	21,99	89·6	..	..	..	..
Dadar-Matunga	644	7,81·0	82,57	3,70·6	11	17·9	1,72	5·1
Sion-Matunga	87	77·4	5,27	23·5	1	5·0	55	..
Mandvi-Koliwada	33	19·3	20,05	87·2	..	..	..	..
Souter Street Extension, eastward	4	3·1	42	1·7	..	..	..	..
Mathew Road	21	34·5	11,67	45·0	..	..	..	..
Nowroji Hill	30	24·8	34,45	1,69·5	..	..	..	..
Parel Road	136	1,39·5	28,97	1,32·7	2	·9	21	..
East Agripada	52	78·5	13,57	63·0	1	3·9	84	4·7
Bhatwadi	10	5·2	1,10	4·2	..	..	..	..
Chunam Kiln Road	1	0·3	13	0·6	..	..	..	..
Undria Street	3	0·7	13	0·6	..	..	..	..
Parel Road Central Street Scheme	2	1·2	3,20	..	..	..	..	..
Mazagaon Street Scheme	3	3·9	1,89	8·4	4	41·4	6,36	31·4
Worli Street Scheme	4	13·8	3,82	..	1	2·6	80	..
Foras Road Street Scheme	2	37·3	7,92	44·0	..	..	..	..
Kolbhatwadi Improvement Scheme	2	0·9	42	2·5	2	·9	2,06	..
Dharavi Street Scheme	2	79·1	5,14	..	..	..	..	..
Naigaum Street Scheme	11	1,12·8	21,58	24·2	..	..	..	..
Love Lane	..	..	..	..	1	13·4	2,67	14·8
Total	1,524	17,70·7	4,73,71	20,01·5	25	87·1	15,47	57·4
Carried over	1,869	23,95·0	5,90,49·9	24,75·3	30	92·5	17,66	69·6

G.

are shown in thousands.

para. 12.)

Disposed of to end of 1923-24.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.	
5	52·1	(a) 10,19	5·4	..	..	..	..	(a) Includes Rs. 4,50,000 for premia.
1	4·0	0·2	0·01	..	..	..	..	
39	59·6	(b) 21,20	91·2	..	..	..	..	(b) Includes Rs. 40,383 for premia.
21	40·9	(c) 7,93	35·5	..	..	..	..	(c) Includes Rs. 3,341 for premia.
16	32·0	7,67	30·7	..	..	..	..	
20	40·5	(d) 8,00	34·6	..	..	..	..	(d) Includes Rs. 5,500 for premia.
4	2·2	78	3·5	1	2·5	34·0	1·9	
31	88·1	(e) 13,81·7	63·8	8	11·0	1,78	9·9	(e) Includes Rs. 10,653 for premia and Rs. 5,000 for fine.
137	3,19·4	69,58·9	2,64·7	9	13·5	2,12	11·8	(f) Two plots (Schedule plots Nos. 4 and 5) acquired by Government.
(f) 156	2,37·0	(g) 24,45	1,08·2	9	16·1	1,43	6·5	1 plot resumed and 1 plot acquired by Government for B.B.& C.I. Ry.
17	12·2	(h) 95	4·2	..	..	..	..	(g) Includes Rs. 20,497 for premia and Rs. 10,334 for fine.
1	1·6	..	..	..	..	..	..	(h) Includes Rs. 2,094 for premia.
174	2,50·8	25,40	1,12·4	9	16·1	1,43	6·5	
36	53·8	(i) 23,80	1,06·7	..	..	..	..	(i) Includes Rs. 3,270 for fine and Rs. 2,896 for premia.
1	2·0	14	0·6	..	..	..	..	
37	55·8	23,94	1,07·3	..	..	..	..	
62	47·2	(j) 8,19	36·5	..	..	..	..	(j) Includes Rs. 100 for fine and Rs. 5,000 for premia.
116	72·7	(k) 94,25	4,17·9	..	..	..	..	(k) Includes Rs. 1,27,712 for premia and Rs. 4,000 for fine.
* 182	136·1	(l) 1,01,52	4,54·7	9	6·3	11,11	55·5	(l) Includes Rs. 1,90,083 for premia and Rs. 24,505 for fine.
118	101·3	(m) 22,08	89·6	..	..	..	..	* One plot resumed during the year.
† 576	678·8	(n) 72,56	3,19·6	157	2,63·9	19,56	153·5	(m) Includes Rs. 2,13,977 for premia and Rs. 3,000 for fine.
88	82·4	(o) 5,82	23·5	12	17·5	1,71	7·6	(n) Includes Rs. 1,42,004 for premia and Rs. 3,683 for fine.
33	19·3	(p) 20,05	87·2	..	..	..	..	† 79 plots resumed during the year.
4	3·1	(q) 42	1·7	5	3·9	51	2·8	(o) Includes Rs. 12,500 for premia.
21	34·5	(r) 12,45	45·0	..	..	..	..	(p) Includes Rs. 64,055 for premia.
‡ 28	23·6	(s) 32,94	1,61·1	10	6·1	8,48	47·1	(q) Includes Rs. 2,800 for premia.
§ 125	1,33·1	(t) 28,03	1,26·3	29	19·4	5,02	26·5	(r) Includes Rs. 2,43,195 for premia.
53	82·4	(u) 14,41	67·7	24	14·0	3,02	16·8	(s) Includes Rs. 21,409 for premia.
10	5·2	(v) 1,10	4·2	..	..	..	..	‡ 2 plots resumed during the year.
1	0·3	13	0·6	..	..	..	..	(t) Includes Rs. 22,900 for premia and Rs. 10,200 for fine.
3	0·7	13	0·6	7	1·7	74	4·1	§ 13 plots resumed out of which 1 plot is re-let during the year.
2	1·2	3,20	..	..	..	..	..	(u) Includes Rs. 39,578 for premia.
7	47·4	(w) 8,61	40·3	..	..	..	..	(v) Includes Rs. 16,484 for premia and Rs. 200 for fine.
¶ 3	10·5	1,65	..	2	5·9	2,97	..	(w) Includes Rs. 25,025 for premia.
2	37·3	7,92	44·0	..	..	..	..	¶ 2 plots resumed during the year.
4	1·8	(x)4,54	2·5	..	..	..	..	(x) Includes Rs. 2,05,800 for premia.
2	79·1	(y)5,14	..	..	..	..	..	(y) Includes Rs. 2,57,080 for premia.
11	112·8	(z) 21,65	24·2	..	..	..	..	(z) Includes Rs. 4,85,869 for premia.
1	13·4	2,67	14·8	..	..	..	..	
1,452	17,24·2	4,69,46	19,62·0	255	3,38·7	53,12	3,13·9	
1,800	23,50·2	5,88,38·9	24,46·4	273	3,68·3	56,67	3,32·2	

Appendix

Area, Capital Value and Rental

(*Vide* Report

ESTATE.	Disposed of to end of 1922-23.				Disposed of in 1923-24.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Brought over ..	1,869	23,95·0	5,90,49·9	24,75·3	30	92·5	1,766	69·6
Police Accommodation Schemes.								
14 Nagpada	1	4·0	72	3·2	..	..	..	..
16 Wodehouse Road	1	6·6	76	3·4	..	..	..	..
17 Duncan Road	1	0·3	38	1·7	..	..	..	..
18 Shepherd Road	1	1·2	15	0·7	..	..	..	..
19 Agripada	2	4·8	45	2·1	..	..	..	..
23 Connaught Road	2	1·7	13	0·6	..	..	..	..
24 Princess Street	2	1·5	151	6·8	..	..	..	..
25 Gamdevi	2	1·8	45	2·0	..	..	..	..
34 Lamington Road	1	6·1	..	..	..	..	..	..
35 Sandhurst Road, West	1	0·9	39	1·6	..	..	..	..
39 Sandhurst Road, East	4	2·8	197	8·9	..	..	..	..
40 Byculla	1	16·4	..	..	..	..	..	..
44 Maharbavdi	1	2·7	..	..	..	..	..	..
45 Palton Road	1	5·7	..	..	..	..	..	..
46 Naigaum	..	..	..	..	1	11·3	2,19	12·2
48 Mahim	1	6·3	..	..	..	..	..	..
55 Chinch Bunder Road	1	3·0	152	6·8	..	..	..	..
55A Mazagaon	1	5·4	..	..	..	..	..	..
63 Dadar-Matunga, North	3	8·4	80	3·6	..	..	..	..
67 Naigaum	..	..	..	..	1	36·5	7,89	43·8
68 Worli	..	..	..	..	1	10·0	1,62	9·0
Total ..	27	79·6	923	41·4	3	57·8	11,70	65·0
Poorer Classes Accommodation Schemes.								
42 Spring Mills	1	20·0	76	3·4	..	..	..	..
65 David Mills	1	15·1	206	12·3	..	..	..	..
Total ..	2	35·1	282	15·7	..	..	..	..
Grand Total ..	1898	25,09·7	6,02,55	25,32·4	33	150·3	29,36	134·6

G—*contd.*

are shown in thousands.

para. 12).

Disposed of to end of 1923-24.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
1800	Sq. yds. 23,50·2	Rs. 5,88,38·9	Rs. 24,46·4	273	Sq. yds. 3,68·3	Rs. 56,67	Rs. 3,32·2	
1	4·0	72	3·2	..	..	..	..	
1	6·6	76	3·4	..	..	..	..	
1	0·3	38	1·7	..	..	..	..	
1	1·2	15	0·7	..	..	..	..	
2	4·8	43	2·1	..	..	..	..	
2	1·7	13	0·6	..	..	..	..	
2	1·5	151	6·8	..	..	..	..	
2	1·8	45	2·0	..	..	..	..	
1	6·1	..	..	..	..	..	..	Nominal.
1	0·9	39	1·6	..	..	..	..	
4	2·8	197	8·9	..	..	..	..	
1	16·4	..	..	..	..	..	..	Nominal.
1	2·7	..	..	..	..	..	..	,,
1	5·7	..	..	..	..	..	..	,,
1	11·3	219	12·2	..	..	..	..	
1	6·3	..	..	..	..	..	..	Nominal.
1	3·0	152	6·8	..	..	..	..	
1	5·4	..	..	..	..	..	..	Nominal.
3	8·4	80	3·6	..	..	..	..	
1	36·5	789	43·8	..	..	..	..	
1	10·0	162	9·0	..	..	..	..	
30	1,37·4	20,93	1,06·4	..	..	..	..	
1	20·0	76	3·4	..	..	..	..	
1	15·1	206	12·3	..	..	..	..	
2	35·1	282	15·7	..	..	..	..	
*1832	25,22·7	6,12,14	25,68·5	273	3,68·3	56,67	3,32·2	*Exclusive of 4 plots sold outright.

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix H-1.

Statement of completed police accommodation schemes.

Serial No.	Schemes. No.	Schemes. Name.	Date of completion.	Number of persons accommodated. Officers.	Number of persons accommodated. Men.	Area of site.	Cost of site.	Cost of buildings, etc.	Interest charges, etc.	Total capital costs.	Rent payable by Government.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road ..	1-11-05	1	..	1,237	15,173	20,135	2,495	37,803	1,781	With stables for 19 horses.
2	16	Wodehouse Road ..	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1-4-06	3	60	3,955	71,876	82,596	17,369	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road ..	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada..	1-6-09*	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	* Different buildings were completed on different dates, but the lease runs from 1st June 1909.
7	24	Princess Street ..	31-5-10	5	..	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
8	25	Gamdevi	1-12-16	7	..	1,794	44,850	82,740	17,176	1,44,766	6,678	
9	44	Maharbavdi	15-6-22	7	57	2,724	(a) ..	2,71,401	53,556	3,24,957	20,863	
10	45	Palton Road	28-1-23	7	295	5,924	(a) ..	5,73,753	1,71,950	7,45,703	47,876	
11	35	Sandhurst Road West..	28-2-23	3	33	868	47,559	98,523	20,212	1,66,294	10,676	
12	39	do. East..	31-3-23	9	100	2,814	2,73,410	4,85,510	98,032	8,56,952	55,018	
13	55	Chinchbunder	28-2-24	7	24	3,032	1,81,628	2,51,028	33,647	4,66,303	29,937	
14	55A	Mazagaon	4-3-24	2	227	5,351	(a) ..	4,53,632	1,04,541	5,58,173	35,836	
15	34	Lamington Road ..	20-3-24	7	240	6,194	(a) ..	4,63,894	1,95,225	6,59,119	42,317	
16	63	Kingsway	31-3-24	7	108	8,407	79,800	4,02,385	43,958	5,26,143	33,779	
		Total ..		77	1,464	57,226	10,37,832	37,74,139	8,18,962	56,30,933	3,38,290	

Notes.—Items 9 to 11 and 13 to 16—Statements of rents furnished to Government whose approval is awaited. (a).—Lands belong to Government.

R. H. A. DELVES,
Chairman,
City of Bombay Improvement Trust.

Appendix H-2.

Police Accommodation Schemes.

Progress during 1923-24.

Serial No.	Description of works.	No. of persons to be accommodated.	Remarks.
1	Scheme No. 40, Police Accommodation—Byculla.	2 Superintendents, 4 European Inspectors, 4 Sergeants, 3 Indian Sub-Inspectors, 3 Jamadars, 10 Head Constables, 125 Constables and 22 servants. Additional accommodation for 11 Head Constables and 33 Constables.	These buildings were completed and handed over to the Police Department for occupation in December 1920. The chawl for 11 Head Constables and 33 Constables was nearly completed.
2	Scheme No. 46, Police Accommodation—Naigaum.	1 Inspector, 1 Deputy Inspector, 2 Sergeants, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 90 Constables.	In Progress.
3	Scheme No. 48, Police Accommodation—Mahim.	4 European Officers, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 116 Constables.	These buildings were completed and handed over to the Police Department for occupation in January 1922. The chawl for 10 Head Constables and 116 Constables was completed and handed over to the Police Department for occupation in January 1921. Surface storage tank, oil engine and pump; levelling up earth filling completed. Compound wall work held in abeyance pending settlement of final alignment.

R. H. A. DELVES,
Chairman,
City of Bombay Improvement Trust.

Appendix

Particulars of

Capital cost and

Serial No.	CHAWL. Name.	Year in which site of chawls was appropriated for construction of chawls.	Open spaces in the chawl site.	Area actually occupied by the buildings.	Total area of the site of chawls (col. 4 + col. 5).	Rate per sq. yd. as in the year given in col. 3.	Value of site (col. 6) as in the year given in col. 3.	Constructional cost of chawls including 7½ per cent. for management and establishment.	Cost of work, value of land, management and establishment charges (col. 8 + col. 9).	Interest and sinking fund charges on capital outlay at 4·61 per cent. on col. 10 upto 1919 and thereafter at 6·35 per cent.	Full letting value per annum.	Annual profit + loss — taking net revenue at ⅞rds of full letting value (⅞rds of col. 12 — col. 11).
1	2	3	4	5	6	7	8	9	10	11	12	13
			sq. yds.	sq. yds.	sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	1-4 Agripada A Chawls.	1900	(*a*) 4,079	3,206	7,285	7	50,995	1,84,660	2,35,655	10,864	16,194	— 68
2	5-16 Agripada B Chawls.	1903	5,924	6,001	11,925	6	71,550	5,39,171	6,10,721	28,154	46,328	+ 2,731
3	31-32-38-40-45-46. Agripada C Chawls.	1908	2,825	3,426	6,251	6	37,506	2,76,214	3,13,720	14,462	22,229	+ 357
4	19-24 Chandanwadi.	1904	5,365	4,299	9,664	15	1,44,960	3,74,555	5,19,515	23,969	48,345	+ 8,261
5	25-27-29-30-41. Imamwada A	1905	7,857	5,585	13,442	13·8	1,81,467	4,95,426	6,76,893	31,205	49,405	+ 1,731
6	50 Imamwada B	1905	588	361	949	13·8	12,811	19,368	32,179	1,483	1,687	— 358
7	33-37 Mandvi Koliwada.	1908	893	3,276	4,169	75	3,12,675	2,74,781	5,87,456	27,082	45,609	+ 3,324
8	51 Matunga Chawls including 7 old cottage blocks.	1915	574	370	944	5	4,720	47,676	80,196	4,800	731	2,970
		1920	2,290	490	2,780	10	27,800				2,016	
9	17-18 Nagpada A	1903	1,510	1,059	2,569	7	17,983	81,905	99,888	4,605	8,092	+ 790
10	39 Nagpada B	1904	1,122	977	2,099	7	14,693	99,320	1,14,013	5,256	8,100	+ 144
11	28 Princess Street Chawls.	1907	1,047	433	1,480	30	44,400	42,217	86,617	3,993	4,512	— 985
12	42-44-47 & 49. Suparibaug ..	1910	5,157	2,924	8,081	4·8	36,364	3,36,818	3,73,182	17,204	21,582	— 2,816
13	52-57 Chinch Bunder.	1913	4,613	3,883	8,496	(*e*) 26·66	(*d*) 2,26,560	3,77,144	6,03,704	27,831	45,275	+ 2,353
14	58-61 Mahar Chawls.	1921	1,754	2,427	4,181	15	62,715	4,26,666	4,89,381	31,076	27,263	— 12,902
15	62 Peons' Chawls.	1921	2,375	1,044	3,419	15	51,285	1,69,411	2,20,696	14,014	17,286	— 2,490
16	63-66 Kalapani ..	1921	5,068	2,692	7,760	15	1,16,400	4,22,527	5,38,927	34,222	24,826	— 17,672
17	67-72 Three-room tenements.	1922	4,496	1,113	5,609	6	33,654	2,50,321	2,83,975	18,032	25,929	— 752
18	73-78 Two-room tenements.	1922	2,937	1,297	4,234	6	25,404	2,69,354	2,94,758	18,717	29,376	+ 867
19	79-85 Cottage blocks, new.	1922	6,588	1,220	7,808	6	46,848	68,034	1,14,882	7,296	3,600	— 4,896
		..	67,062	46,083	1,13,145	..	15,20,790	47,55,568	62,76,358	3,24,265	4,48,376	— 25,348
	Sets of incomplete chawls and those completed but not occupied throughout the year under review.											
	Foras Road ‡ .	1922	23,460	12,244	35,704	19	6,78,376	24,53,361	31,31,737	1,98,862	1,07,137	–1,27,438
	Mazagon ..	1922	19,327	9,754	29,081	10	2,90,810	21,30,026	24,20,836	1,53,723	1,06,918	— 82,445
	New Kalapani.	1923	1,839	2,072	3,911	20	78,220	3,03,448	3,81,668	24,236	11,853	— 16,334

I-1.

Trust Chawls.

net annual return.

Percentage of net annual return, 3rds of col. 12 on capital cost (col. 10).	Number of rooms.	Number of floors including ground floor.	Land per room (col. 6 ÷ col. 15).	Rent per room.	Floor area of tenement inclusive of verandah.	Capital cost of land and works per room (col. 10 ÷ col. 15).	Capital cost of works per room (col. 9 ÷ col. 15).	Net profit + or loss — per room (col. 13 ÷ col. 15).	Remarks.
14	15	16	17	18	19	20	21	22	23
			sq. yds.	Rs. a.	sq. ft.	Rs.	Rs.	Rs.	The rates per square yard given in col. 7 are those which the sites of chawls as given in col. 6 could have fetched, subject to the Board's usual regulations in the open market in the year given in col. 3.
4·58	311	3	23·42	4-1	175	758	594	— 0·22	
5·06	(*b*) 288 640	4	12·85	4-1	142 210	658	581	+ 2·94	(*a*) This area is exclusive of the site of the weaving shed, and a strip of land 6 feet in width surrounding the shed.
4·72	432	4	14·47	4-1	177	726	639	+ 0·83	(*b*) The rooms in Agripada B are of two kinds, 640 larger, measuring 142 sq. ft. and 288 smaller, measuring 110 sq. ft. floor area.
6·20	674	4	14·34	5-14	125	771	556	+ 12·26	
4·87	883	4	15·22	4-11	135	767	561	+ 1·96	(*c*) In addition to 5,511 rooms shown as total in col. 15 there are in Mandvi Koliwada 26 godowns let at rents, ranging from Rs. 11·3 to Rs. 110·5 per godown and 30 shops let at rents, ranging from Rs. 23·9 to Rs. 47·1 per shop per month and in Chinch Bunder 33 godowns let at Rs. 56·5 per month occupying the whole ground floor.
3·50	30	2	31·63	4-11	160	1,073	646	— 11·93	
5·18	222	4	18·78	5-14	176	2,646	1,238	+ 15·00	
2·28	15 7	1	169·27	4-1	120	3,645	2,167	— 135·00	
5·40	144	4	17·84	4-11	148	694	569	+ 5·48	(*d*) This figure represents the value at Rs. 40 per square yard of the site situated between the 25′ road and the railway, and admeasuring 5,664 sq. yds.
4·74	144	4	14·58	4-11	160	792	690	+ 1·00	
3·47	64	4	23·12	5-14	131	1,353	660	— 15·39	(*e*) This figure is arrived at by dividing the figure (*d*) by 8,496 square yards.
3·86	480	4	16·84	3-12	176	777	702	— 5·87	
									(*f*) This figure does not include the looms.
5·00	373	4	22·78	5-2	176	1,618	1,011	+ 6·31	
3·71	320	4	13·07	7-3	176	1,530	1,333	— 40·31	The figures in columns 20 and 21 given against Mandvi Koliwada and Chinch Bunder chawls are vitiated by the fact that the capital cost of the chawls includes the cost of godowns and shops on the ground floor. Omitting these chawls and the workmen's cottages in Matunga, the average cost per room is Rs. 1,022 (land 193 + construction Rs. 829).
5·22	120	3	28·49	7-5, 10-5 &13-13	176	1,840	1,411	— 20·75	
3·07	(*f*) 246	4	31·54	7-3	176	2,190	1,717	— 71·83	
6·08	36	3	155·81	55, 60 & 65	..	7,888	6,953	— 20·88	
6·64	72	3	58·81	32, 33, 35, 36 & 38	..	4,094	3,741	+ 12·04	
2·09	10	1	780·80	30, 45 & 60	..	11,488	6,803	— 489·60	
4·77	(*c*) 5,511	..	..	Average	..	1,139	863	— 4·60	
2·27	..	4	..	6-5, 8-5, 13-5, 17-5	176	..	..	..	‡ Two blocks containing 160 rooms have been leased to B. B. & C. I. Railway Company on payment of Rs. 700 per annum and a premium of Rs. 2,96,000.
2·94	..	4	..	10-5, 11-5	176	..	..	..	
2·07	..	4	..	7-12	176	..	..	..	

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Particulars of

Number of tenants, full letting value

Serial No	CHAWLS. Names.	Let for living purposes.	NUMBER OF TENEMENTS. Temporarily occupied for Board's purposes. Occupied by Muccadams.	Used as office and stores.	Temporarily occupied by schools.	Chawl Superintendents' quarters including office and stores.	Total cols. 3 to 7.	Shops.	Godowns.	Monthly Let for living purposes.	Temporarily occupied for Board's purposes.	Temporarily occupied for school purposes.
1	2	3	4	5	6	7	8	9	10	11	12	13
										Rs. a.	Rs. a.	Rs. a.
1	1-4 Agripada A chawls ..	(e) 282	2	..	..	6	290	21	..	1,165-2	7-0	..
2	5-16 Do. B chawls ..	(f) 912	..	..	..	..	912	16	..	3,705-0	..	..
3	31, 32, 38, 40, 45 &46 Do. C chawls ..	406	..	..	7	..	413	19	..	1,649-6	..	28-11
4	19-24 Chandanvadi chawls ..	663	1	..	..	2	666	8	..	3,895-2	5-0	..
5	25-27 Imamwada A chawls ..	875	1	..	..	7	883	..	..	4,101-9	4-0	..
6	50 Imamwada B chawls ..	30	..	..	..	..	30	..	..	140-10	..	..
7	33-37 Mandvi-Koliwada chawls	222	..	..	..	..	222	30	26	1,304-4	..	..
8	51 Matunga chawls ..	15	..	..	..	..	15	..	..	60-15	..	..
9	17-18 Nagpada A chawls ..	143	1	..	..	..	144	..	..	670-5	4-0	..
10	39 Nagpada B chawls ..	144	..	..	..	..	144	..	..	675-0	..	..
11	28 Princess Street chawls	64	..	..	..	..	64	..	..	376-0	..	..
12	47-49 Suparibaug chawls ..	477	1	2	..	..	480	..	..	1,788-12	9-12	..
13	52-57 Chinch Bunder chawls	371	1	..	..	..	372	1	33	1,901-6	5-0	..
14	58-61 Mahar chawls ..	(h) 311	1	..	8	..	320	..	..	2,207-10	7-0	57-5
15	62 Peons' chawls ..	120	..	..	..	..	120	..	..	1,440-8	..	..
16	63-66 Kalapani chawls ..	239	1	2	..	4	246	..	160 Looms.	1,717-13	14-0	..
17	67-72 Three room staff quarters.	36	..	..	..	..	36	..	..	2,160-0	..	..
18	73-78 Two room staff quarters	72	..	..	..	..	72	..	..	2,448-0	..	..
19	79-85 Two room new cottages.	10	..	..	..	..	10	..	..	300-0	..	..
20	86-95 Two room old cottages.	7	..	..	..	..	7	..	..	168-0	..	..
	Total ..	5,399	9	4	15	19	5,446	95	59 160	31,875-6	55-12	86-0
	Sets of incomplete chawls and those completed but not occupied throughout the year under review.							5,600 Rooms. 160 Looms.				
1	†Foras Road chawls ..	952	..	..	..	6	958	..	..	..	..	..
2	Mazagon chawls ..	1,040	..	..	..	..	1,040	..	..	..	..	..
3	New Kalapani chawls ..	210	..	..	..	..	210	24	Looms. 54	..	..	..

I-2.

Trust Chawls.

and permissible and actual population.

Rent.				Total Annual Rent, 12 times cols. 15 to 17.	Maximum permissible population in adults.			Actual population in January 1923.		Population per acre in largest groups.	REMARKS.
Chawl Superintendents' quarters including office and stores.	Total cols. 11 to 14.	Shops.	Godowns.		Total tenements.	Population per tenement.	Total population.	Persons.	Equivalent in adults.		
14	15	16	17	18	19 (g)	20	21	22	23	24 (i)	25
Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.							(a) Out of Rs. 12, Rs. 7 are for Chawl Superintendents' quarters and Rs. 5 for office, etc.
(a)12-0	1,184-2	165-6	...	16,194-0	311	5	1,555	1,166	1,035		(b) Out of Rs. 9-8, Rs. 7 are for Chawl Superintendents' quarters and Rs. 2-8 for office, &c.
..	3,705-0	155-11	...	46,328-4	288 / 640	4½ / 3	3,216	2,714	2,437	784	(c) Out of Rs. 11-8, Rs. 7 are for Chawl Superintendents' quarters and Rs. 4-8 for office, etc.
..	1,678-1	174-6	...	22,229-4	432	5	2,160	1,551	1,390		(d) Rs. 7 are for Chawl Superintendents' quarters only.
(b) 9-8	3,909-10	119-2	..	48,345-0	674	3½	2,359	2,294	1,991	921	(e) Out of 282, 8 rooms are two-roomed tenements at Rs. 6-8 and remaining 274 at Rs. 4-1 per month.
											(f) 912 are at Rs. 4-1 per mensem.
(c) 11-8	4,117-1	..	..	49,404-12	883	4	3,532	2,866	2,547	985	The monthly rent per room for the following chawls is—
..	140-10	..	..	1,687-8	30	5	150	95	90		(i) Rs. 5-14 for Chandanwadi, Princess Street and Mandvi-Kolivada chawls.
..	1,304-4	951-10	1,544-14	45,609-0	222	5	1,110	734	646	503	(ii) Rs. 4-11 for Imamwada and Nagpada chawls. One room in Nagpada A chawls is at Rs. 4, being for Caretaker.
..	60-15	..	..	731-4	15	5	75	72	68	..	(iii) Rs. 5-2 for Chinch Bunder chawls.
..	674-5	..	..	8,091-12	144	4½	648	415	377	..	(iv) Rs. 4-1 for Agripada and Matunga chawls.
..	675-0	..	..	8,100-0	144	4½	648	393	370		(v) Rs. 3-12 for Suparibaug chawls.
..	376-0	..	..	4,512-0	64	4	256	247	218	..	(vi) Rs. 7-3 for Mahar chawls and Kalapani chawls.
..	1,798-8	..	..	21,582-0	480	5	2,400	1,571	1,429	940	(vii) Rs. 7-5, Rs. 10-5 and Rs. 13-13 for Peons' chawls.
..	1,906-6	8-3	1,858-5	45,274-8	373	5	1,865	1,372	1,243	618	(viii) Rs. 13-5 & Rs. 17-5 per room for Foras Road chawls, and for displaced tenants of schemes 37 & 54 at Rs. 6-5 to 8-5.
..	2,271-15	..	..	(j)27,263-4	320	5	1,600	1,828	1,611	1,210	(ix) Rs. 10-5 and Rs. 11-5 for Mazagon chawls.
..	1,440-8	..	..	17,286-0	120	5	600	392	365	..	(x) Rs. 7-4, 7-8, 7-12, 8, 8-4, 8-8, 8-12, 9, 9-4, 9-8, for New Kalapani Chawls.
(d) 7-0	1,738-13	..	330-0 Looms.	24,825-12	246	5	1,230	612	545	..	(xi) Rs. 30, 45 & 60 for New Ground floor cottages.
..	2,160-0	..	..	25,920-0	36	..	..	..	..	..	(xii) Rs. 24 for Old ground floor cottages.
..	2,448-0	..	..	29,376-0	72	..	..	..	..	..	(xiii) Rs. 55, Rs. 60 and Rs. 65 for three room staff quarters.
..	300-0	..	..	3,600-0	10	..	..	..	..	..	(xiv) Rs. 33, 35, 36, 38, 32 for two room staff quarters.
..	168-0	..	..	2,016-0	7	..	..	..	..	..	(g) The figures in col. 19 include Chawl Superintendents' quarters but not godowns and shops at Mandvi Kolivada and Chinch Bunder and looms at Kalapani. They include shops at Agripada and Chandanwadi as these are allowed to be used for human habitation.
40-0	32,057-2	1,574-6	3,733-3	4,48,376-4	5,511 ‡	..	23,404	18,322	16,362	5,961	(h) This includes 4 rooms given to Infant Welfare Society at a nominal rent of Re. 1-1 per month.
..	..	..	..	1,07,137-0	1,038	..	..	3,099	2,864	..	(i) The figures in col. 24 are got by distributing the actual population (col. 22) over the area made up of chawls site *plus* half area of adjacent streets and in case of Mandvi Koliwada and Chinch Bunder 20′ strip along the adjacent railway.
											(j) Excluding 4 shops at Rs. 26 per mensem, occupied from 1st September 1923.
..	..	..	..	1,06,918-0	1,040	..	..	..	..	..	† Two blocks containing 160 rooms leased to B. B. & C. I. Railway Company on payment of Rs. 700 per annum and a premium of Rs. 2,96,000.
..	..	..	111-6	11,853-2	234	..	..	401	365	..	

‡ Includes 65 shops used as living rooms—*vide* Note (*g*). Total number of rooms including shops and godowns and 19 rooms in Chawl Superintendents' quarters is 5,600. The rooms in the Foras Road, Mazagon and New Kalapani chawls were partially let as available during the year and are not included in the total.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-1.

Roads handed over to the Municipality before 1924-25.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to the end of March 1924.		Remarks.
					Outlay to end of March 1923.	Outlay during 1923-24.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
Prior to 1st April 1923, *vide* Administration Report for 1922-23.	Roads in— Schedule "C" lands.	12,074	..	55,175	3,40,871		
	" "D" lands.	18,990 (3,219)*	..	64,051	3,04,700		
	" "E" lands.	4,276 (4,002)*	..	26,406	1,58,597		
	Scheme 1	2,983	..	14,648	87,106		
	" 2	7,208	..	44,082	2,18,064		
	" 3	10,656 (702)*	..	69,508	3,91,498		
	" 4	10,175 (2,786)*	..	42,232	2,91,859		
	" 8	2,405 (3,764)*	..	12,801	74,213	*Nil.*	
	" 9	486	..	2,162	10,087		
	" 13	318	..	1,413	7,092		
	" 27	1,938 (450)*	..	13,761	58,608		
	" 29	2,340	..	10,400	48,186		
	" 31	6,360	..	22,404	4,70,592		
	" 32	3,615	..	11,396	96,156		
	" 33	473	..	1,400	7,868		
	" 36	1,225 (1,210)*	..	9,511	33,943		
	Total	85,522 (16,133)*	..	4,01,350	25,99,440		
	Scheme No. 3.						
During 1923-24. 21-1-1924.	Footpaths.—Sandhurst Rd., West between Lamington Road and Charni Road on both sides.	(1904'-9")*	13'-4"	2,822	—	*Nil.*	
	Carried over	85,522 (180,37'-9")*	..	4,04,172	25,99,440	..	

* Footpaths not taken into account.

Appendix J-1—*contd.*

Roads handed over to the Municipality before 1924-25.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to the end of March 1924.		Remarks.
					Outlay to end of March 1923.	Outlay during 1923-24.	
1	2	3	4	5	6	7	8
During 1923-24 —*contd.*					Rs.	Rs.	
	Brought forward	85,522 (18,037'-9")*	..	4,04,172	25,99,440	..	
	Scheme No. 4.						
17-10-1923.	Footpaths.—Alexandra Road	(2,395)*	10'	2,660			
,,	Do. Laburnum Rd.	(2,246)*	10'	2,496			
,,	Do. Watcha Gandhi Road ..	(1,587)*	10'	1,763			
,,	Do. Tejpal Road..	(721-6")*	6'-8"	535			
,,	Do. Owen Dunn Rd. (West side).	(500)*	6'-8"	371	Nil.	Nil.	
,,	Do. do. (East side)	(467)*	10'	519			
,,	Do. Harvey Road (West side)..	(257)*	8'-3"	235			
,,	Do. do. (East side)	(1,517)*	8'-6"	1,433			
31-8-1923.	Do. Hughes Road.	(415)*	10'	461			
		(18)*	5'	10			
,,	Do. do. ..	(458)*	10'	509			
	Total..	(10,581 6")*	..	10,992			
	Scheme No. 8.						
17-1-1924.	Footpaths.—Janjikar Street	(92)*	6'-8"	68	..	2,812	
,,	Do. Dongri Street	(184)*	10'	204			
	Total ..	(276)*	..	272	..	2,812	
	Scheme No. 31.						
	Roads at Lalbaug.						
20-6-1923.	Road No. 5	330-9"	26'-8"	980	*Nil.*	*Nil.*	
,,	Do. 6	325-8"	20'	724			
,,	Do. 7	668	20'	1,484			
	Carried over	1,324-5"	..	3,188	..	..	
		85,522 (28,895'-8")*	..	4,15,436	25,99,440	2,812	

* Footpaths not taken into account.

Appendix J-1.—*contd.*

Roads handed over to the Municipality before 1924-25.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to the end of March 1924.		Remarks.
					Outlay to end of March 1923.	Outlay during 1923-24.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
	Brought forward	85,522 (28,895'-3")*	..	4,15,436	25,99,440	2,812	
		1,324'-5"		3,188			
	Scheme No. 31—*contd.*						
	Road No. 8.	595'-10"	20'	1,324			
20-6-1923.	Additional opp. Garden Plot.	23'-8"	9'-10"	26			
,,	Do.	23'-11"	8'-6"	22			
,,	Junction of Road Nos. 7 and 8.	..	..	660			
,,	Curves.	..	..	19 67			
	Roads east of Soparibaug Road						
25-2-1924.	26' Road No. 4A	885	16'	1,573			
,,	26' Do. 4B	337	16'	599	*Nil.*	*Nil.*	
,,	20' Do. 4D	171'-4"	20'	381			
,,	26' Do. 4	822	16'	1,461			
,,	Junction of Road Nos. 4 and 4A	55'-9"	95'-1"	589			
,,	40' Road No. 14	751	26'-8"	2,226			
,,	20' Do. 8	283	20'	629			
,,	40' Do. 6	1,367	26'-8"	4,051			
,,	20' Do. 9	857	20'	1,904			
,,	40' Do. 10	196'-6"	26'-8"	582			
,,	20' Do. 12	209	20'	464			
	Total	7,902-5"	..	19,765	..	..	
	Scheme No. 32.						
21-12-1923.	New Souter Street (North).	1,183	26'-8"	3,507	*Nil.*	*Nil.*	
	Scheme No. 33.						
21-1-1924.	Bhatwadi footpath.	(882)*	6'-8"	653	..	..	
,,	Do. passage.	60 30	20' 30'	133 100	7,159	827	
	Total	90 (882)*	..	886	7,159	827	
	Grand Total	94,697-5" (29,777·3")*	..	4,39,594	26,06,599	3,639	

* Footpaths not taken into account.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-2.

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
Schedule "C".				Rs.	Rs.	
Wodehouse Road Estate.						
Accommodation Road .	443	23	1,132	4,592	..	Complete.
Total ..	443	23	1,132	4,592	..	
Schedule "D".						
West Agripada Scheme No. 11.						
Moreland Road Footpaths	(1,815'-8")	8'-4"	1,681			Incomplete.
Club Road Footpaths ..	(1,247'-0")	10'	1,381			
Footpath Circus Avenue	(535')	13'-4"	792			
,, Wylie Road ..	(751'-3")	13'-4"	1,113			
,, ,, ..	(254'-9")	6'-8"	188			
,, Gell Street ..	(469'-6")	13'-4"	695			
,, ,, ..	(153)	6'-8"	113			
,, Motlabai Street	(1,022)	13'-4"	1,513			
,, Rebsch Street	(1,021)	13'-4"	1,511			
,, Agripada Chawl Street ..	(9)	13'-6"	13			
,, ,, ..	(381'-6")	6'-8"	283			
,, Rebsch Street	(243)	20	551			
,, ,, ..	(488)	20	1,083			
,, Club Back Road ..	(415)	13'-4"	615	1,31,395	1,936	Complete.
,, ,, ..	(674)	20	1,499			
,, Reynolds Road	(1,013)	13'-4"	1,500			
,, ClubCross Road	(200)	30	667			
,, Motlabai Street	(428)	20	951			
,, Souter Street..	(1,484)	20	3,297			
,, ,, ..	(243)	10	270			
Gilder Street Schedule 'D' land (footpaths) ..	(180)	20	400			
Gilder Street to Jetha Street (footpaths) ..	(1,863)	20	4,140			Incomplete.
Additional portion of Gilder Street from Jetha Street to Club Road (footpath)	(310)	20	689			
East Agripada.						
Tank Pakhady Street ..	(1,090)	13'-4"	1,615			
Milk Street	(338)	13'-4"	501	25,933	Nil.	Do.
Water Street	(150)	13'-4"	222			
Byculla Station Road ..	(56)	16'-8"	103			
Total ..	(16,834'-8")	..	27,386	1,57,328	1,936	
Carried over ..	443	..	28,518	1,61,920	1,936	
	(16,834'-8")	..	..	..	..	

Appendix J-2—*contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	443		28,518	1,61,920	1,936	
	(16,834′-8″)	..	..	..	..	
Scheme 2.						
Kitchen Garden Lane	(294′-6″)	6′-8″				
	(14′-10″)	3′-6″				
	2×⅔×11	2	220			Complete.
Less	11′	6				
„ „ Road	145	26′-8″		8,371	917	
	(14′-10″)	14				
	11′	6	457			Do.
Less	2×⅔×11	2				
Total	156′-2″		677	8,371	917	
	(313)					
Scheme 3.						
Passage between Sandhurst Road and Navalkar Lane ..	95′-8″	15				
Do. Do.	2′-2″	2	160			Do.
Less	2×⅔×3′	½				
Footpaths between Breach Candy and Falkland Roads	(4,967′-3″)	13′-4″	7,136			
Footpaths in Kumbharwada Section	(740)	13′-4″	1,096			Complete.
Do. Do. ..	(412)	13′-4″	610			
Footpaths of Parel Road and Dongri Section ..	(3,280)	13′-4″	4,858			
Footpaths of Dharamshala 40′ Road	(170)	6′-8″	126			
Footpath of Parel Road and Duncan Road ..	(1,914)	13′-4″	2,836	1,33,364	4,592	Incomplete.
Do. Do. ..	(250)	13′-4″	370			
Footpath of 40′ Road off Charni Road on Sandhurst Road between Queen's Road to Falkland Road	(519)	13′-4″	769			Complete.
Footpath between Dongri Street and Elphinstone Bridge	(1,370)	13′-4″	2,029			Incomplete.
Set back on Doctor Street and Erskine Road ..	..	..	187			Complete.
Total ..	93′-10″	..	20,177	1,33,364	4,592	
	(13,622′-3″)	..				
	693	..	49,372	3,03,655	7,445	
Carried over ..	(30,769′-11″)	..	..	..	..	
	..					

Appendix J-2—*contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	.. 693 (30,769-11)"	.. ..	.. 49,372 ..	.. 3,03,655 ..	.. 7,445 ..	
Scheme 4.						
Hughes Road Footpaths.	(400)	10	444			Complete.
Babulnath Road Footpaths	(680)	20	1,511	1,78,032	17,480	Incomplete.
Tejpal Road	240	40	1,066			Do.
Harvey Road Footpaths	(296)	8'-4"	274			Complete.
Total	240' (1,376)		3,295	1,78,032	17,480	
Scheme 5.						
Roads East of Matunga Station between King's Way & G.I.P. Railway & North of 100' *Avenue.*						
20' Roadway of 40' Road No. 1.	300	20	667			Incomplete.
20' Roadway of 30' Road No. 1	270	20	600			
36' Roadway of 60' Road No. 2	1,040	36	4,160			
20' Road No. 3	700	20	1,555			
20' Road No. 4	760	20	1,689			
20' Roadway of 40' Road No. 5	1,110	20	2,467			
20' Road No. 6	435	20	967			
36' Roadway of 60' Road No. 7 leading to the Matunga Station ..	1,350	36	5,400			
16' Roadway of 26' Road No. 8	390	16	693			
20' Roadway of 30' Road No. 9	750	20	1,667			
	7,105	..	19,865	..	..	
Carried over	933 (32,145'-11")	..	52,667 ..	4,81,687	24,925	

Appendix J-2—*contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	933 (32,145'-11")	..	52,667	4,81,687	24,925	
	7,105		19,865	..		
Scheme 5—*contd.* *Roads East of Matunga Station, etc.*—contd.						
36' Roadway of a portion of 60' Road No. 10 leading from King's Circle to Level Crossing	901	36	3,604			Incomplete.
20' Roadway of 40' Road No. 11	1,230	20	2,733			
16' Roadway of 26' Road No. 11A	180	16	320			
45' Roadway of 60' Circular Road No. 12A round the King's Circle ..	647	45	3,235			
20' Road No. 13	460	20	1,022			
16' Roadway of 26' Road No. 14 between roads Nos. 2 & 5	600	16	1,067			
20' Roadway of 40' Road No. 14 between roads Nos. 2 & 16B	990	20	2,200			
30' Roadway of 50' Road No. 15 between road Nos. 7 & 10	891	30	2,970			
20' Roadway of 40' Road No. 15 from Road No. 7 to Road No. 14 ..	1,745	20	3,878			
20' Road No. 15A ..	230	20	511			
20' Road No. 15B ..	230	20	511			
36' Roadway of 60' Road No. 16 between Roads Nos. 7 & 16A	2,100	36	8,400			
36' Roadway of 60' Road No. 16A	260	36	1,040			
40' Roadway of 100' Avenue Road No. 16B	305	40	1,355			
36' Roadway of 60' Road No. 16 C	300	36	1,200			
16' Roadway of 26' Road No. 17 South of Cottage Plot	630	16	1,120			
20' Road No. 18	440	20	978			
20' Roadway of 40' Road No. 21	365	10	406			
Carried over	19,609	..	56,415	..	..	
	933 (32,145'-11")	..	52,667	4,81,687	24,925	

Appendix J-2—*contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	933 (32,145'-11")		52,667	4,81,687	24,925	
	19,609		56,115			
Scheme 5—*contd.*						
Roads East of King's Way and North of 100' Avenue.						
45' Roadway of 60' Circular Road No. 12 C ..	200	45	1,000			Incomplete.
20' Roadway of 40' Road No. 23	1,725	20	3,833			
36' Roadway of 60' Road No. 24	2,120	36	8,480			
16' Roadway of 26' Road No. 25	780	16	1,387			
20' Roadway of 40' Road No. 26	1,440	20	3,200			
40' Roadway of 100' Avenue Road No. 27 ..	1,950	40	8,667			
20' Roadway of 40' Road No. 28	1,000	20	2,222			
20' Roadway of 40' Road No. 29	400	20	889			
36' Roadway of 60' Road No. 30	600	36	2,400			
20' Roadway of 40' Road No. 31	730	20	1,622			
20' Roadway of 26' Road No. 32	550	20	1,222			
20' Roadway of 40' Road No. 34	300	20	667			
Roads East of King's Way and South of 100' Avenue.						
36' Roadway of 60' Road No. 24A	860	36	3,440			Incomplete.
20' Roadway of 40' Road No. 26A	1,890	20	4,200			
20' Roadway of 40' Road No. 28 A	1,136	20	2,524			
30' Roadway of 50' Road No. 35	1,440	30	4,800			
20' Road No. 36 ..	440	20	978			
20' Roadway of 40' Road No. 37	930	20	2,066			
20' Roadway of 30' Road No. 38	655	20	1,455			
	38,755		1,11,467			
Carried over	933 (32,145'-11")		52,667	4,81,687	24,925	

Appendix J-2—*contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	933 (32,145'-11")		52,667	4,81,687	24,925	
	38,755		1,11,467			
Scheme 5—*contd.*						
Roads East of King's Way and South of 100' *Avenue*—contd.						
20' Road No. 39 ..	350	20	777			Incomplete.
20' Roadway of 40' Road No. 40	840	20	1,866			
16' Roadway of 26' Road No. 41	755	16	1,342			
36' Roadway of 60' Road No. 42	2,065	36	8,260			
16' Roadway of 26' Road No. 43	290	16	515			
16' Roadway of 26' Road No. 44	290	16	515			
16' Roadway of 26' Road No. 45	652	16	1,159			
20' Road No. 46	320	20	711			
20' Roadway of 40' Road No. 47	795	20	1,766			
16' Roadway of 26' Road No. 48	390	16	693			
16' Roadway of 26' Road No. 49..	445	16	791			
Roads West of King's Way and South of 100' *Avenue.*						
20' Roadway of 40' Road No. 14 A	1,680	20	3,733			
36' Roadway of 60' Road No. 16 D	200	36	800			
20' Roadway of 40' Road No. 35	800	20	1,778			
20' Roadway of 30' Road No. 52	640	20	1,422			
20' Roadway of 30' Road No. 53	645	20	1,433			Incomplete.
26' Roadway of 46' Road No. 54	628	26	1,813			
16' Roadway of 26' Road No. 55	527	16	937			
20' Roadway of 26' Road No. 56 (Additional Road between 16D and 14 A)	324	20	720			
Carried over	51,391	..	1,42,498	..	..	
	933 (32,145'-11")	..	52,667	4,81,687	24,925	

Appendix J-2—*contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
Brought forward	933 (32,145'-11")	..	52,667	Rs. 4,81,687	Rs. 24,925	
	51,391		1,42,498			
Scheme 5—*contd.*						
Roads at Dadar.						
20' Roadway of 40' Road West of Tramway Co.'s plot	560	20	1,244			
20' Roadway of 40' Road East of Tramway Co.'s plot	558	20	1,240			
36' Roadway of 60' Overbridge Road	1,420	36	5,680			
36' Roadway of 66' Road No. 2, East of Dadar Station	1,060	36	4,240			
Half width of 36' Road of 60' Road No. 3, East of Dadar Station	810	18	1,620			
16' Roadway of 26' Road No. 4, East of Dadar Station.	400	16	711			
16' Roadway of 26' Road No. 5, East of Dadar Station	360	16	640	30,47,812	4,05,835	Incomplete.
20' Roadway of 40' Road No. 6 of Dadar Station.	600	20	1,333			
16' Roadway of 26' Road No. 9 of Dadar Station.	558	16	992			
King's Way between the King's Circle and 60' Overbridge Road No. 50						
36' Western Roadway ..	3,700	36	14,800			
36' Eastern Roadway ..	3,700	36	14,800			
King's Way between 60' Overbridge Road and the Northern Boundary of Scheme 31.						
36' Western Roadway ..	1,040	36	4,160			
38' Eastern Roadway ..	1,040	38	4,391			
King's Way between King's Circle and Southern Boundary of Scheme 6						
36' Western Roadway ..	1,070	36	4,280			
36' Eastern Roadway ..	223	36	892			
Total ..	68,490	..	2,03,521	30,47,812	4,05,835	
Carried over ..	69,423 (32,145'-11")	..	2,56,188	35,29,499	4,30,760	

Appendix J-2—*contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	69,423 (32,145'-11")	..	2,56,188	35,29,499	4,30,760	
Scheme 6.						
Roads South of Mahim Loop Railway.						
Full width of 36' of portion of 60' Level Crossing Road from the Southern Boundary of the Scheme to the Level Crossing on the G. I. P. Railway South of Mahim Loop..	1,231	36	4,924			Incomplete.
16' Roadway of 26' Road No. 11A	300	16	533			
30' do. 50' Road No. 15	403	30	1,343			
20' do. 40' Road ,, 18	140	20	311			
20' do. 20' Road ,, 18	180	20	400			
20' do. 40' Road ,, 19 East.	900	20	2,000			
do. 40' Road ,, 19 West ..	318	20	707			
16' do. 26' Road No. 19 West ..	107	16	190			
20' do. 30' Road ,, 19A	140	20	311			
16' do. 26' Road ,, 19A	400	16	711			
do. 26' Road ,, 19B	470	16	835			
do. 26' Road ,, 19C	760	16	1,351			
20' do. 30' Road ,, 19C	140	20	311			
20' do. 40' Road ,, 19D	160	20	355			
do. 40' Road ,, 19E	1,585	20	3,522			
20' Roadway of 20' passage between 19E and Mahim Loop Railway..	75	20	166			
16' Roadway of 26' Road No. 20	342	16	608			
20' Roadway of 40' Road No. 21	365	10	406			
20' Roadway of 40' Road No. 22	762	20	1,693			
King's Way between Northern Boundary of Scheme V and Mahim Loop Railway.						
36' Western Roadway ..	614	36	2,456			
Total ..	9,392	..	23,133	..	..	
Carried over ..	69,423 (32,145'-11")	..	2,56,188	35,29,499	4,30,760	

Appendix J-2—*contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	69,423 (32,145'-11")	..	256,188	35,29,499	4,30,760	
	9,392	..	23,133			
Scheme 6—*contd.*						
Roads North of Mahim Loop Railway.						
Road No. 26A	3,300	36	13,200			
Road No. 26B	400	36	4,800			
Road No. 3	450	25	1,250	9,18,898	3,91,118	Incomplete.
Road No. 16	450	40	2,000			
Road No. 1	450	30	1,500			
Total ..	14,442	..	45,883	9,18,898	3,91,118	
Scheme 13.						
Souter Street Extension Eastwards for footpaths	(318)	20	707	4,043	Nil.	Incomplete.
Total ..	(318)	..	707	4,043	Nil.	
Scheme 27.						
Lamington Road footpaths.	(1,344)	10	1,493	19,786	1,134	Complete.
Mathew Road footpaths..	(2,110)	10	2,344			Incomplete.
Total ..	(3,454)	..	3,837	19,786	1,134	
Scheme 29.						
60' Nowroji Hill Road ..	(2,340)	20	5,200			
Eight Cross Roads West of 60' Nowroji Hill Road .	2,617	40	11,731			Incomplete.
Roads Nos. 1, 2, 16 & 19 North of Sandhurst Rd.	1,676	26'-8"	4,966			
25' Passage behind Plots Nos. 4, 5, 6 and 7, &c., on Chinch Bunder Rd.	874	22'-6"	2,185	1,30,856	1,07,981	
Tarred Cross passages leading to 25' passage on Chinch Bunder Rd.	94	24'-9"	258			Complete.
	96	19'-6"	208			
Total ..	5,357 (2,340)	..	24,548	1,30,856	1,07,981	
Carried over ..	89,222 (38,257'-11")	..	331,163	46,03,082	9,30,993	

Appendix J-2—*Contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	89,222 (38,257'-11")	..	331,163	46,03,082	9,30,993	
Scheme 31.						
150' *Eastern Avenue Road on Dadar Roads.*						
Portion between Elphinstone Road and Naigaum Cross Road ..	3,903	114	49,438			Incomplete.
Portion between Naigaum Cross Road to Scheme V.	335	118	4,392			Do.
Soparibaug Road Carriage Ways and Tram Reservation (Triple Lamps to Elphinstone Road) ..	4,816	100	53,511			Complete.
Roads East of Soparibaug Road.						
50' Hospital Avenue Road between Roads Nos. 1 and 80 ..	400	33'-4"	1,481			Incomplete.
King Edward Road (80' Road)	1,500	50	8,333			
20' Road No. 8 South of Road No. 6 ..	280	20	622			
30' Road No. 11	180	20	400			Complete.
20' Road No. 4C ..	200	20	444			Do.
20' Road No. 12	141	20	313			Incomplete.
Service Passages.						
Road No. 4E	390	12	520			Complete.
Road No. 9A between Roads Nos. 12 & 10 ..	220	12	293			
Road No. 9A between Roads Nos. 10 & 6 ..	250	12	333			
Road at Lalbaug.						
Road No. 4	114	20	253			
Footpaths Paved.						
Suparibaug Road Eastern Side ..	(4,409)	10	4,899			Complete. Widened to 15'.
Suparibaug Road Western Side	(4,225)	10	4,694			
Jeejeebhoy Lane Southern Portion	(569)	15	948			
Jeejeebhoy Lane Northern Portion	(466)	15	777			
Carried over ..	12,729 (9,669)	..	131,651	..	..	
	89,222 (38,257'-11")	..	331,163	46,03,082	9,30,993	

Appendix J-2—*Contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	89,222 (38,257'-11")		331,163	46,03,082	9,30,993	
	12,729 (9,669)	..	131,651			
Scheme 31—*contd.*						
East of Suparibaug Road.						
						Complete.
Road No. 4A South ..	(356)	5	198			Widened to 15'.
Road No. 4A North Side	(250)	5	139			
Road No. 4B Eastern Side	(241)	5	134			
Road No. 4B Western Side	(330)	5	183			
Road No. 4 North Side .	(211)	5	117			
Road No. 4 South Side .	(239)	5	133			
Road No. 6 North Side .	(336)	6'-8"	249			
Road No. 6 South Side .	(984)	6'-8"	729			
Road No. 10 South Side	(163)	6'-8"	121			
Road No. 10 North Side	(165)	6'-8"	122			
Road No. 7 Liston Road North	(1,094)	6'-8"	811			
Road No. 7 Liston Road South ..	(1,588)	6'-8"	1,177	18,24,803	*Cr.*2,72,525	Complete.
Hospital Avenue Road, West	(740)	8'-4"	685			
Hospital Avenue Road, East.	(1,486)	8'-4"	1,375			
Road No. 5 North ..	(204)	6'-8"	151			
Road No. 5 South ..	(156)	6'-8"	116			
Road No. 1 Northern ..	(314)	6'-8"	233			
Road No. 1 Southern ..	(199)	6'-8"	148			
Road No. 1A 80' King Edward Road	(259)	15	432			
150' Avenue (West) ..	(833'-3")	18	1,667			
Total ..	12,729 (19,817'-3")	..	140,571	18,24,803	*Cr.*2,72,525	
Scheme 32.						
Tank Pakhady Street ..	(310)	13'-4"	459			Incomplete.
Milk Street	(82)	13'-4"	121			
Water Street	(300)	13'-4"	444			
Byculla Station Road ..	(924)	16'-8"	1,711			
Carried over	(1,616)		2,735			
	101,951 (58,075'-2")	..	471,734	64,27,885	6,58,468	

Appendix J-2—*Contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	101,951 (58,075'-2")		471,734	64,27,885	6,58,468	
	(1,616)	..	2,735			
Scheme 32—*contd.*						
New Souter Street North.	(1,150)	13'-4"	1,703			
Road No. 1 East of Clerk Road (Footpath) ..	(844)	13'-4"	1,250			
Road No. 2 East of Clerk Road North Footpath .	(1,155)	13'-4"	1,711			
Byculla Station Road between Haines Road and DeLisle Road	610	50	3,389	1,10,675	11,592	Incomplete.
Cross Road branching Northwards	475	40	2,111			
Total ..	1,085 (4,765)	..	12,899	1,10,675	11,592	
Scheme 36.						
Lamington Rd. Footpaths	(1,210) (15)	10 20	1,378	12,315	1,579	Complete.
Total ..	(1,225)	..	1,378	12,315	1,579	
Scheme 37.						
Widened Parel Rd. East .	250	48'-6"	1,347	4,321	43,580	Incomplete.
Total ..	250	..	1,347	4,321	43,580	
Scheme 43.						
Parel Road between Byculla Bridge & Grant Road.						
Eastern Carriage way ..	1,600	31'-6"	5,600			Complete.
Western do. ..	3,300	31'-6"	11,550	51,634	2,97,926	Incomplete.
Southern Tram Track ..	1,600	17'-0"	3,022			Complete.
Northern do. ..	1,700	8'-6"	1,605			Do.
Total ..	8,200	..	21,777	51,634	2,97,926	
Scheme 47.						
120' Eastern Avenue between Parel Cross Lane and Chinchpokli Road.	200	15	333			
Do. do. ..	1,240	32	4,409			
South of Connaught Road Western Portion ..	100	32	356			Complete.
Do. do. ..	20	16	36			
	1,560	..	5,134			
Carried over	111,486 (64.065'-2")	..	509,135	66,06,830	10,13,145	

Appendix J-2—*Contd.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
Brought forward	111,486 (64,065′-2″)	..	509,135	Rs. 66,06,830	Rs. 10,13,145	
	1,560		5,134			
Scheme 47—*contd.*						
South along Victoria Gardens, Eastern Portion.	738	32	2,634			Complete.
Do. do. Northern Portion ..	250	32	611	1,44,217	75,395	
Portion between Scheme 31 and Arthur Road Western Portion including Tram Tracks ..	620	49	3,376			Incomplete.
Total	3,168	..	11,755	1,44,217	75,395	
Scheme 50.						
50′ Road Connecting Nesbit Road to Mazgaon Road	1,035	33′-8″	3,872			Incomplete.
20′ Cross Passage ..	80	20	178			
Set-back Portion at the junction of 50′ Road with Nesbit Road ..	244	20	542	14,390	59,841	
Total ..	1,359	..	4,592	14,390	59,841	
Scheme 52.						
Road No. 1 (120′ Road)..	4,160	120	55,466			
Road No. 5 & portion of Road No. 10 (100ft Rd.)	2,025	100	22,500			
Road No. 10 (80′ Road)..	1,388	80	12,338*			*Length 1,530′ shewn last year was a mistake.
Road No. 5B & 13 (60′ Road)	1,470	60	9,800	8,51,643	11,34,749	
Road No. 5A (50′ Road).	420	50	2,333			Incomplete.
Road Nos. 3, 4, 11, & 12 (40′ Road)	5,887	40	26,165			
Total	15,350	..	128,602	8,51,643	11,34,749	
Scheme 53.						
Foras Road (joining Bellasis Rd.)	2,179	20	4,842			Incomplete.
Footpath ..	(1,303′-2″)	20	2,896	1,19,546	7,210	
Total ..	2,179 (1,303′-2″)	..	7,738	1,19,546	7,210	
Carried over	133,542 (65,368′-4″)	..	661,822	77,36,626	22,90,340	

Appendix J-2—*Concld.*

Roads constructed before 1924-25 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1923.	Outlay during 1923-24.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	133,542 (65,368'-4")	..	661,822	77,36,626	22,90,340	
Scheme 54.						
Kolbhatwadi Road ..	400	24	1,066	Nil.	29,623	Incomplete.
Total ..	400	..	1,066	..	29,623	
Scheme 60.						
Roads East of King's Way & between Naigaum Cross Road & Bhoiwada Road.						
20' Roadway of 40' Road No. 2	1,270	20	2,822	4,78,550	4,14,049	Incomplete.
Do. do. No. 5	1,800	20	4,000			
Do. do. No. 6	646	20	1,436			
Do. do. No. 8	350	20	778			
Do. do. No. 8A	240	20	533			
Do. do. No. 9	1,000	20	2,222			
Do. do. No. 11	390	20	867			
Do. do. No. 12	1,480	20	3,289			
Do. do. No. 14	500	20	1,111			
Do. do. No. 16	1,400	20	3,111			
Do. do. No. 17	990	20	2,200			
30' Roadway of 50' Road No. 3	2,082	30	6,940			
Do. do. No. 13	1,680	30	5,600			
Do. do. No. 15	1,470	30	4,900			
20' Roadway of 20' Roads Nos. 12A & B	575	20	1,278			
Total ..	15,873	..	41,087	4,78,550	4,14,049	
Scheme 66.						
100' Road Eastern Width.	2,284	31	7,867	Nil.	1,85,922	Incomplete.
40' Rd. between the Body Guard Lines and the Hay Stack Road ..	630	20	1,400			
Total ..	2,914	..	9,267	..	1,85,922	
Grand Total	152,729 (65,368'-4")	..	713,242	82,15,176	29,19,934	

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix J-3.

Appendix

Analysis of Appendices

Completed Roads.	Roads handed over to the Municipality.		Roads not handed over to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.
Schedule "C" Lands	12,074	55,175	443	1,132
	(a) 39	411	..	..
„ "D" „	18,990	64,051	*(10,789)	17,765
	(b) 419	1,862	..	..
	*(3,219)	..	..	..
„ "E" „	4,276	26,406	..	..
	*(4,002)	..	..	..
Schemes	58,899'-5"	291,689	14,932	111,473
	*(22,556'-3")	..	*(30,033'-6")	..
Total ..	94,697'-5" or 17·94 miles *(29,777'-3")	439,594	15,375 *(40,822'-6")	130,370
Roads commenced but not completed before 1924-25.				
Schedule "D"	..	..	*(6,045'-8")	9,621
Scheme 2	..	..	..	..
„ 3	..	..	*(6,984)	10,219
			240	..
„ 4	..	..	*(680)	2,577
„ 5	..	..	68,490	203,521
„ 6	..	..	14,442	45,883
„ 13	..	..	*(318)	707
„ 27	..	..	*(2,110)	2,344
„ 29	..	..	4,293	21,897
			*(2,340)	..
„ 31	..	..	6,559	64,579
„ 32	..	..	1,085	12,899
			*(4,765)	..
„ 36	..	..	..	..
„ 37	..	..	250	1,347
„ 43	..	..	3,300	11,550
„ 47	..	..	620	3,376
„ 50	..	..	1,359	4,592
„ 52	..	..	15,350	128,602
„ 53	..	..	2,179	7,738
			*(1,303'-2")	..
„ 54	..	..	400	1,066
„ 60	..	..	15,873	41,087
„ 66	..	..	2,914	9,267
Total ..	..	..	137,354 *(24,545'-10")	582,872 ..
Grand Total ..	94,697'-5" or 17·94 miles. *(29,777'-3")	439,594	152,729 or 28·93 miles. *(65,368'-4")	713,242

(a) Out of Scheme No. 3.

(b) „ „ „ 9.

* Foot-paths not included.

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J-1 and J-2.

Total.		Cost of construction to end of 1923-1924 (excluding cost of land).	Remarks.
Length.	Area.		
Ft.	Sq. yds.	Rs.	Road length in running feet.
12,556	56,718	3,45,463	
..	..	..	128′ = 204
19,409	83,678	3,04,700	80′ = 11,432½
*(14,008)	..	..	70′ = 2,234
4,276	26,406	1,58,597	60′ = 9,158
*(4,002)	..	..	50′ = 8,264½
..	..	..	40′ = 44,855¼
73,831′-5″	403,162	18,19,964	Under 40′ = 17,959⅛
*(52,589′-9″)	..	..	Set-back = 590
110,072′-5″	569,964	26,28,724	Total = 94,697 5/12
*(70,599′-9″)			
*(6,045′-8″)	9,621	1,59,264	
..	..	9,288	
*(6,984)	10,219	1,37,956	
240	2,577	1,95,512	
*(680)	..	..	
68,490	203,521	34,53,647	
14,442	45,883	13,10,016	
*(318)	707	4,043	
*(2,110)	2,344	20,920	
4,293	21,897	2,38,837	
*(2,340)	..	..	
6,559	64,579	15,52,278	
1,085	12,899	1,22,267	
*(4,765)	..	..	
..	..	..	
250	1,347	47,901	
3,300	11,550	3,49,560	
620	3,376	2,19,612	
1,359	4,592	74,231	
15,350	128,602	19,86,392	
2,179	7,738	1,26,756	
*(1,303′-2″)	..	..	
400	1,066	29,623	
15,873	41,087	8,92,599	
2,914	9,267	1,85,922	
137,354	582,872	1,11,16,624	
(24,545′-10″)	..	..	
247,426′-5″ or 46·87 miles. *(95,145′-7″)	1,152,836	1,37,45,348	

R. H. A. DELVES, *Chairman*,

City of Bombay Improvement Trust.

Appendix

Statement showing Dishousing and Rehousing operations

(*Vide Report*

YEAR.	Number of tenements demolished during the year.				Number of tenements provided							
					In Board's Chawls.			In Police Accommodation Schemes.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-Permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1898-99 to 1922-23	19,150	4,120	2,685	25,955	7,072	1,842	8,914	2,095	29	105	145	2,374
1923-24	2,000	365	234	2,599	5,036	*53	5,089	50	..	..	..	50
Grand Total 1898-1924.	21,150	4,485	2,919	28,554	12,108	1,895	14,003	2,145	29	105	145	2,424
Total 1898-05	4,110	479	291	4,880	597	..	597	..	..	..	..	..
„ 1905-09	7,191	1,680	862	9,733	2,247	248	2,495	778	4	11	26	819
„ 1909-1924	9,849	2,326	1,766	13,941	9,264	1,647	10,911	1,367	25	94	119	1,605
Grand Total 1898 to 31st March 1924.	21,150	4,485	2,919	28,554	12,108	1,895	14,003	2,145	29	105	145	2,424

Note.—For details for each year, please see Administration

N-1.

on Trust Estates since the commencement of the Trust.

para. 11.)

during the year.												
In Board's Lessees' Buildings.					Total.				Grand Total.	Net addition to (+)or reduction from (—) number of tenements in City through operation in Trust Estate. (Col. 23 —5.)		REMARKS.
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.		In year.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	25	
6,960	2,123	3,256	1,800	14,139	17,969	2,152	3,361	1,945	25,427	—528	—528	
629	58	133	53	873	5,768	58	133	53	6,012	+ 3,413	+ 3,413	* S. P. Sheds built. Scheme 32=94 ,, 37=95 ,, 50=14 ,, 53= 9 ,, 60=10 Total 222 S. P. Sheds demolished. Scheme 3= 25 ,, 6= 6 ,, 29=118 ,, 31= 20 169 +53
7,589	2,181	3,389	1,853	15,012	23,737	2,210	3,494	1,998	31,439	+ 2,885	+ 2,885	
187	36	154	340	717	784	36	154	340	1,314	—3,566	—3,566	
505	173	401	415	1,494	3,778	177	412	441	4,808	—4,925	—8,491	
6,897	1,972	2,834	1,098	12,801	19,175	1,997	2,928	1,217	25,317	+ 11,376	+11,376	
7,589	2,181	3,389	1,853	15,012	23,737	2,210	3,494	1,998	31,439	+ 2,885	+ 2,885	

Report for 1918-19, pages 102, 103 and subsequent reports.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Statement showing Dishousing and Rehousing Operations

(Vide *Report*,

Estate and Scheme No.	Number of tenements demolished				Number of tenements In Board's Chawls.			In Police Accommodation Scheme.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
Scheme 1 Ist Nagpada	2,241	87	41	2,369	1,381	3	1,384	69	..	4	9	82
2 Princess Street	2,531	816	463	3,810	736	5	741	..	..	5	12	17
3, Sandhurst Road Police Accmn. 35&39	5,804	1,150	540	7,494	1,482	240	1,722	209	..	10	6	225
4 Gamdevi Estate	191	32	66	289	..	..	..	..	..	7	8	15
5 Dadar-Matunga	194	53	86	333	..	..	..	..	..	..	..	..
6 Sion-Matunga Kingsway P.A. 63	173	40	33	246	15	115	130	114	..	7	8	129
7 Colaba Reclamation	..	..	..	..	..	..	..	..	..	..	..	..
8 Mandvi Kolivada	1,514	272	164	1,950	222	*249	471	..	..	..	..	..
9, Agripada West and Central 13 & 30.	5	2	2	9	..	9	9	50	4	5	7	66
17 Duncan Road P.A.	6	5	6	17	..	..	..	6	2	..	..	8
27 Mathew Road	206	96	86	388	..	..	..	..	..	..	..	..
29 Nowroji Hill and P. A. Scheme 55	3,825	794	454	5,073	373	234	606	30	..	7	16	53
31 Lalbag and Supari-bag.	371	200	179	750	480	242	722	..	..	..	..	..
32 Agripada East	1,902	77	66	2,045	890	616	1,506	..	..	..	..	..
33 Bhatwadi	101	90	46	237	..	..	..	..	..	..	..	..
36 Chunam Kiln 34 &	..	3	..	3	..	..	..	309	5	16	12	342
37 Sydenham Road	729	519	481	1,729	..	125	125	..	..	..	..	..
Scheme 40 Byculla P.A.	..	..	..	..	..	..	..	116	3	13	18	150
41 Undria Street	47	38	75	160	..	..	..	..	..	..	..	..
42 Spring Mill Chawls	..	..	..	..	504	..	504	..	..	..	..	..
43 Parel Road, Central	7	4	22	33	..	..	..	..	..	..	..	..
45 Palton Road P.A.	..	..	..	..	..	..	..	347	10	14	16	387
47 Parel Rd., Northern	510	104	20	634	..	..	..	..	..	..	..	..
48 Mahim P.A.	..	..	..	..	..	..	..	88	..	6	8	102
50 Mazagon Street	149	13	11	173	1,280	14	1,294	..	..	..	..	..
51 Century Mill Chawls	..	..	..	..	476	..	476	..	..	..	..	..
52 Worli Street Scheme	203	30	38	271	..	..	..	..	..	..	..	..
53 Foras Road	1	..	2	3	1,504	33	1,537	..	..	..	..	..
54 Kolbhatwadi Street	261	50	18	329	..	..	..	..	..	..	..	..
55A Mazagaon P.A.	..	..	..	..	..	..	..	98	3	4	8	113
56 Dharavi Street	48	..	1	49	..	..	..	..	..	..	..	..
57 Sewri-Wadala Street	23	1	4	28	..	..	..	..	..	..	..	..
58 Worli Extension St.	85	7	2	94	..	..	..	..	..	..	..	..
60 Naigaum Street	23	2	13	38	1,806	10	1816	..	..	..	..	..
61 Ferguson Road	..	..	..	..	960	..	960	..	..	..	..	..
20 Wellington Lines	..	..	..	..	..	..	..	..	..	..	..	..
12 Connaught Road Estate	..	..	..	..	..	..	..	25	2	2	5	34
.. Chowpati East & West	..	..	..	..	..	..	..	..	..	..	..	..
22 Hornby Rd. Estate	..	..	..	..	..	..	..	..	..	..	..	..
.. Marine Lines Estate	..	..	..	..	..	..	..	..	..	..	..	..
21 Wodehouse Estate.	..	..	..	..	..	..	..	684	..	5	12	701
Grand Total 1898 to 1924..	21,150	4,485	2,919	28,554	12,108	1,895	14,003	2,145	29	105	145	2,424

N-2

on Trust Estates since the commencement of the Trust.

para. 11.)

provided.

In Board's Lessees' Buildings.					Total.				Grand Total.	Net addition to (+) or reduction from (—) number of tenements in City through operation in Trust Estate.	REMARKS.
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.			
14	15	16	17	18	19	20	21	22	23	24	25
793	178	138	6	1,115	2,246	178	142	15	2,581	+ 212	
1,213	364	322	38	1,937	1,954	364	327	50	2,695	— 1,115	
1,227	742	703	31	2,703	3,158	742	713	37	4,650	— 2,844	
9	6	449	161	625	9	6	456	169	640	+ 351	
334	129	259	108	830	334	129	259	108	830	+ 497	
..	..	..	..	..	244	..	7	8	259	+ 13	
..	..	173	250	423	..	..	173	250	423	+ 423	
599	67	23	..	689	1,070	67	23	..	1,160	— 790	*249 S.P. Sheds handed over to the Development Department but the displaced tenants are still there.
226	30	340	337	933	285	34	345	344	1,008	+ 999	
..	..	..	..	..	6	2	..	..	8	— 9	
16	..	85	21	122	16	..	85	21	122	— 266	
478	71	70	..	619	1,114	71	77	16	1,278	— 3,795	
1,771	481	260	20	2,532	2,493	481	260	20	3,254	+ 2,504	
330	38	33	..	401	1,836	38	33	..	1,907	— 138	
..	9	24	..	33	..	9	24	..	33	— 204	
..	..	6	..	6	309	5	22	12	348	+ 345	
..	..	..	..	..	125	..	..	..	125	— 1,604	
..	..	..	..	..	116	3	13	18	150	+ 150	
..	..	..	..	..	..	..	..	..	..	— 160	
..	..	..	..	..	504	..	..	..	504	+ 504	
..	..	..	..	..	..	..	..	..	..	— 33	
..	..	..	..	..	347	10	14	16	387	+ 387	
..	..	..	..	..	..	..	..	..	..	— 634	
..	..	..	..	..	88	..	6	8	102	+ 102	
..	..	..	..	..	1,294	..	..	..	1,294	+ 1,121	
..	..	..	..	..	476	..	..	..	476	+ 476	
..	..	..	..	..	..	..	..	..	..	— 271	
..	..	..	..	..	1,537	..	..	..	1,537	+ 1,534	
..	..	..	..	..	..	..	..	..	..	— 329	
..	..	..	..	..	98	3	4	8	113	+ 113	
..	..	..	..	..	..	..	..	..	..	— 49	
..	..	..	..	..	..	..	..	..	..	— 28	
..	..	..	..	..	..	..	..	..	..	— 94	
..	..	..	..	..	2,006	..	..	..	2,006	+ 1,968	
190	..	..	..	190	960	..	..	..	960	+ 960	
..	..	..	..	..	54	..	110	177	341	+ 341	
54	..	110	177	341							
15	30	46	14	105	40	32	48	19	139	+ 139	
121	..	139	114	374	121	..	139	114	374	+ 374	
117	36	127	231	511	117	36	127	231	511	+ 511	
..	..	51	160	211	..	..	51	160	211	+ 211	
96	..	31	185	312	780	..	36	197	1,013	+ 1,013	
7,589	2,181	3,389	1,853	15,012	23,737	2,210	3,494	1,998	31,439	+ 2,885	

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix O-2.

(*Vide* Report Para. 4.)

Scheme No. 52. Case No. 370.

Reference No. 159 of 1921.

Scheme No. 52. Case No. 539.

Reference No. 114 of 1921.

Two References in Scheme No. 52 disposed of by the Tribunal, have an important bearing on the question of costs under Section 27 of the Land Acquisition Act, and on the admissibility or otherwise as evidence of the Land Acquisition Officer's awards in other neighbouring lands.

In Reference 159 of 1921 the Land Acquisition Officer's award in respect of 20,670 3/9 sq. yds. amounting to Rs. 1,44,693 was enhanced by Rs. 36,173; the appellant's costs were disallowed and they were ordered to pay part of those incurred by the Trust.

Before the hearing of the Reference the claimants relied on a large number of transactions, about 28 in number, scattered over a large area, many of them being far away from the land in Reference. Moreover almost all of them were after the date of Declaration. A list of instances of the said sales with the plans was forwarded to the Trust in advance as usual. It necessitated careful investigation of each and every instance, scrutinising plans, drawing up instructions for Solicitors and Counsel and several interviews with them. A considerable amount of time was spent and expense incurred in preparing the Trust case to meet those instances.

When the hearing of the Reference commenced, the appellants and their advisers changed their line of attack, and gave the go-by to every one of those instances, without giving due notice to the Trust, and adduced new instances of sales, which were not mentioned in the list furnished to the Trust in advance.

The claimants likewise abandoned their valuation which they had at one time intended to use before the Tribunal and a copy whereof had been supplied to the Trust before the hearing and which was prepared on the footing of a plotting scheme. This valuation was for Rs. 5,19,670. It may here be noted that the claimants had changed their valuation five times at different stages of the enquiry before the Land Acquisition Officer and the Tribunal. Their maximum claim was for Rs. 6,44,943 which was reduced to Rs. 3,10,050 at the second hearing of the Reference. The claim of Rs. 3,10,050, was not based on a plotting scheme as was at first intended, but was worked out by valuing the land in the rough.

Counsel for the Trust in addressing the Tribunal argued that unnecessary costs had been incurred by reason of the manner in which the claimants' case had been presented and urged the President to bear this in mind when dealing with the question of costs. The President admitted the validity of the Trust contention, disallowed the claimants their costs and called upon them to pay part of those incurred by the Trust, on the grounds that the claim was extravagant, and that the claimants had been negligent in putting their case before the Land Acquisition Officer within the meaning of Section 27 of the Land Acquisition Act.

Reference No. 114 of 1921 involved an issue of much greater importance. Formerly the Land Acquisition Officer's awards in other cases were not admitted as evidence in enquiries before the Tribunal but in a later Reference they were allowed to be quoted in spite of the Trust's opposition. Relying on this precedent the claimants in this Reference endeavoured to get some awards admitted as evidence. The Trust strenuously contested the point and pointed out that the admission of the awards as evidence of market value of lands would lead to almost endless enquiries and necessitate an investigation of every award quoted, to determine its correctness or otherwise. The Trust Counsel also argued at great length that awards were not admissible as they were mere offers and could not be looked upon as sales in the open market.

In a lucid judgment the President decided not to admit awards as evidence of value of lands in the market. This is an important decision which is sure to curtail enquiries, put an end to speculative litigation and save claimants and the Trust unnecessary costs.

Scheme No. 56, Cases Nos. 139—139-A.

Reference No. 131 of 1920.

The property in this Reference consists of a plot of vacant land divided into two portions by the 12" Vehar Main. It admeasures 2,190 sq. yds.

The Land Acquisition Officer, according to Col. Laughton's survey records and the claimants' statements before him, decided that this land had no access and awarded Rs. 4,380 at Rs. 2 per sq. yd.

The claimants being not satisfied with the award appealed against it to the Tribunal; the claimants represented to the Tribunal that the land had cart access, and the Tribunal held the land to be with access as shown by the recent City Survey Records and increased the Land Acquisition Officer's award by Rs. 982-8-0, but allowed the Trust 4/5 of their costs before the Tribunal.

Appendix O-3.

(*Vide* Report, Para. 25.)

Rules of gratuity as sanctioned by the Board in their Resolution 15, dated 10th January 1924.

8. Re : *Gratuity to Staff.*

Considered the following minute by Chairman, dated 27th December 1923 :—

(*A*) " Gratuities to superior servants of the Trust other than Officers :—

In the year 1913, the Staff of the several Departments of the Trust made an application to the Chairman, asking for gratuities in addition to Provident Fund on the lines of the gratuities then recently sanctioned by the Port Trust and Railways for their employees. In November 1914, the acting Chairman, Mr. Hatch, informed the applicants that he was not prepared to recommend the applications as it was not then the time to ask the Board for anything. In the year 1919, further representations were made and by Trustees' Resolution 334 of 22nd July 1919, the Board resolved that consideration of the question should be postponed till the question of the revision of the Pension Rules applicable to Municipal employees was placed before the Corporation.

2. The revision of the Municipal Pension Rules has been sanctioned by the Corporation, and according to them, pensions have been abolished for new hands, and in its place, they have been given a Provident Fund. The Municipal employees who were in service on 1st June 1920 have been given the option of retaining their Pension rights or of joining the Municipal Provident Fund. Out of 2,011 Municipal employees who were in service on 1st September 1920 and were also eligible to join the Provident Fund, only 100 have chosen to accept the Provident Fund in lieu of a pension.

3. The Municipality, as explained above, has substituted Provident Fund for pension in respect of new hands, and the position is that in regard to the Trust Staff engaged after 1st September 1920, they are treated in exactly the same way as the Municipal Staff engaged on or after the same date. There can, therefore, be no question at this stage of recommending gratuities for them.

4. As regards the other hands in the Trust they appear to us to be entitled to consideration on the ground that for some years of their service their pays (and therefore their Provident Fund contributions) were relatively small and they will, therefore, retire with amounts in the Provident Fund inadequate to help them in retirement under present day conditions. Again on comparing the estimated contributions that will have been made to them by the Trust on retirement, they amount to very much less than the capitalised cost to the Municipality of pensions that would be due to them on the Municipal scale.

5. It may be noted that the post-war or present day scales of pay were introduced in the Trust from 1st September 1919 and it is suggested that those now in service who were in service before that date should be given, on retirement, gratuities based on the number of completed years of service put in before 1st September 1919. Attached is a suggested draft-set of gratuity rules and it will be seen that the general rule is that no gratuity will be admissible unless the employee concerned, has either served the Trust for 30 years or has attained the age of 55 years. The amount of gratuity recommended is half a month's pay for each completed year of service, put in before 1st September 1919.

6. There are 117 Trust subordinates now in service who would be eligible for the gratuities suggested. Of these, a reduction of 15 per cent. can be made to allow for casualties, voluntary retirements, so that 99 employees may be estimated as the number who will benefit. The estimated cost of the gratuities is estimated at Rs. 2,25,250 spread over 25 years giving an average of Rs. 9,000 per annum.

(*B*) Gratuities to officers of the Trust :—

There are only 12 substantive officers and 2 acting officers now in the service of the Trust who were in service before 1st September 1919. If they are treated in exactly the same way as the subordinate staff, that is to say, given ½ month's pay on retirement, for each completed year of service done before 1st September 1919, then the estimated cost comes to Rs. 1,32,450. The total estimated cost of gratuities for subordinates and officers together amounts to Rs. 4 lakhs in round numbers, spread over 25 years, giving an average of Rs. 16,000 a year only.

(*C*) The proposals contained in (*A*) and (*B*) above have been considered carefully by the Finance and Establishment Committee who unanimously support them and also recommend the application of the attached set of rules.

RULES.

(1) Gratuity (in addition to the benefit of the Provident Fund) shall be granted at the discretion of the Board only for good, efficient and faithful service.

(2) Gratuity cannot be claimed as of right.

(3) Gratuity shall be allowed only to members of the permanent scheduled staff in superior service, on 1st September 1919, and *who retire on or after 1st September* 1923.

(4) Gratuity shall be admissible to an employee on retirement :—

(i) *after attaining the age of* 55 *years* (providud at least 15 years' continuous service has been rendered) ; but in the cases of the Land Manager, Estate Agent and the Trust Engineer after completing 15 years' service as such Land Manager, Estate Agent or Trust Engineer.

(ii) *after completion of* 30 *years' service,* but this may be reduced to 15 years' service with special permission of the Board if the retirement is in Trust's interest.

(iii) on abolition of post when no other suitable employment can be found in the Trust (provided the employee joined the service before completing 40 years of age).

(iv) on being invalided by the Trust Medical Examiner.

(*a*) Leave with or without allowances counts as service.

(*b*) Temporary and officiating service if followed without a break by continuous permanent service shall count as service for the purpose of gratuity.

(5) *Amount of gratuity* :—

(i) Half a month's pay for every completed year of permanent service (inclusive of all leave with salary) up to 31st August 1919.

(ii) Where the retirement of an employee who has put in less than 15 years of service is due to abolition of the post or to his being invalided, the amount of gratuity may be increased to one month's pay for every year of completed service but the total gratuity in such case shall not exceed 6 months' pay.

(iii) Pay means monthly substantive pay in a permanent post on which the employee has a lien and does not include acting allowance but includes personal allowance.

(iv) The amount of gratuity admissible as above may be reduced at the discretion of the Board in any case in which the service rendered by the employee has not been wholly satisfactory.

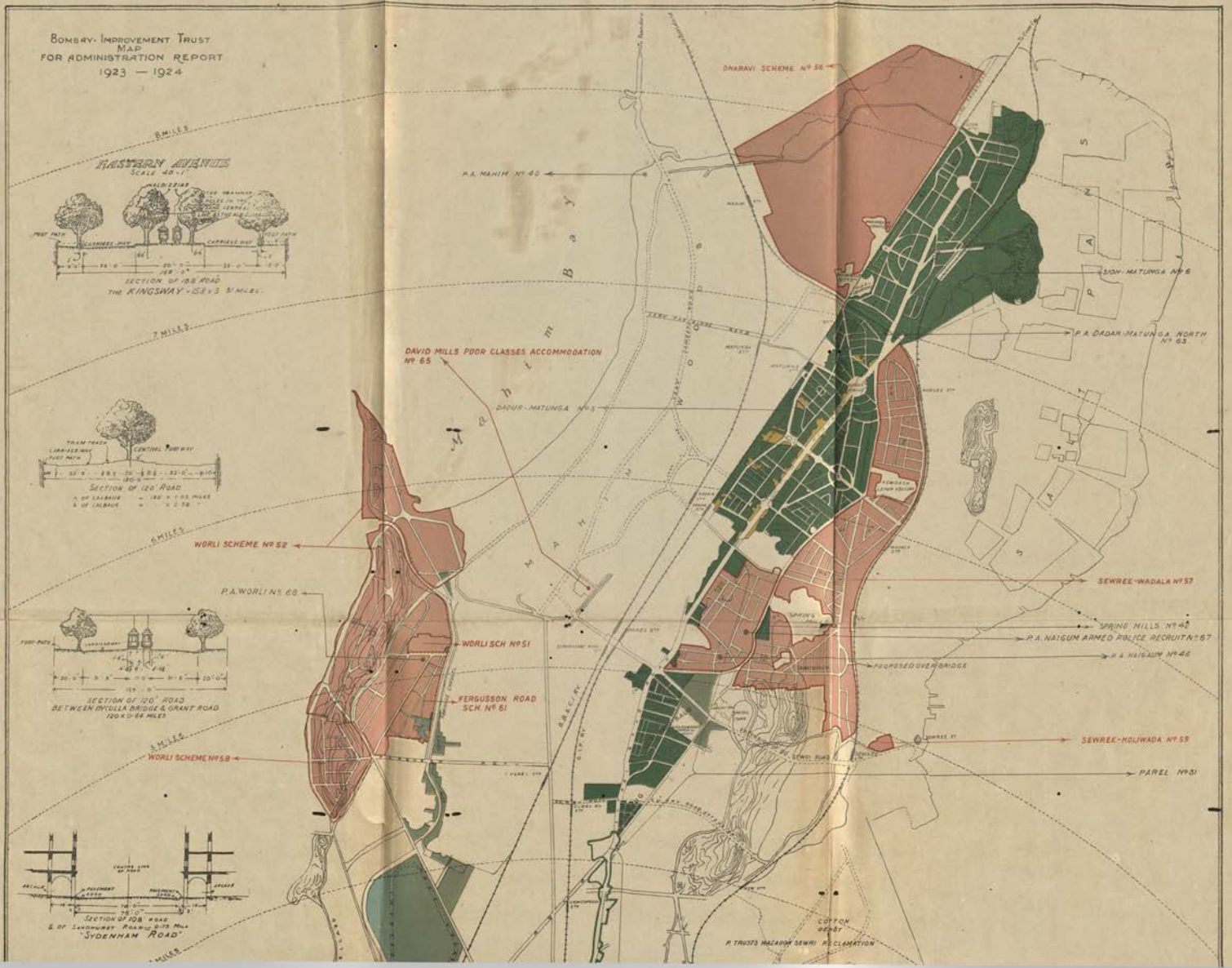
(v) An employee who has taken a retiring gratuity shall not be re-employed except in very special cases. If he is, then the old service and the new service shall be taken into account together and the gratuity already paid shall be deducted from the total gratuity admissible for the total service.

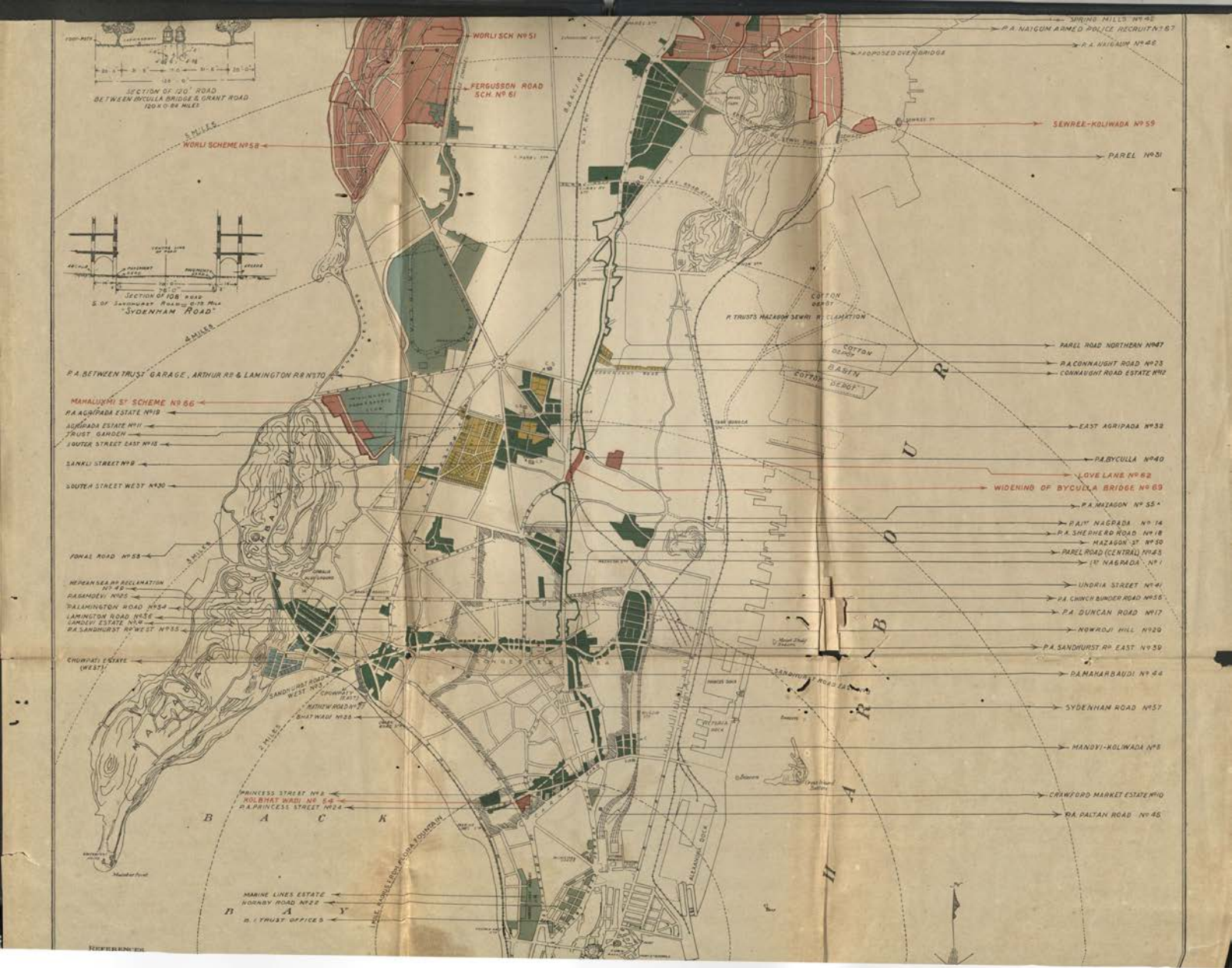
(vi) Every application for gratuity shall be submitted through the Chief Accountant who shall submit his report thereon."

RESOLUTION 15.—The recommendations contained in the Chairman's minute and the rules attached thereto are sanctioned.

00133659

BOMBAY IMPROVEMENT TRUST
MAP
FOR ADMINISTRATION REPORT
1923 — 1924




SECTION OF 120' ROAD
BETWEEN BYCULLA BRIDGE & GRANT ROAD
120 X 0·64 MILES
SECTION OF 108' ROAD
S. OF SANDHURST ROAD = 0·15 MILE
"SYDENHAM ROAD"
WORLI SCH. Nº 51
FERGUSSON ROAD
SCH. Nº 61
WORLI SCHEME Nº 58
SPRING MILLS Nº 42
P.A. NAIGUM ARMED POLICE RECRUIT Nº 67
P.A. NAIGAUM Nº 46
PROPOSED OVER BRIDGE
SEWREE-KOLIWADA Nº 59
PAREL Nº 51
P. TRUSTS MAZAGON SEWRI RECLAMATION
COTTON DEPOT
COTTON DEPOT BASIN
PAREL ROAD NORTHERN Nº 47
P.A. CONNAUGHT ROAD Nº 23
CONNAUGHT ROAD ESTATE Nº 12
P.A. BETWEEN TRUST GARAGE, ARTHUR RD & LAMINGTON RD Nº 70
MAHALAXMI ST SCHEME Nº 66
P.A. AGRIPADA ESTATE Nº 18
AGRIPADA ESTATE Nº 11
TRUST GARDEN
SOUTER STREET EAST Nº 13
SANKLI STREET Nº 9
SOUTER STREET WEST Nº 30
EAST AGRIPADA Nº 32
P.A. BYCULLA Nº 40
LOVE LANE Nº 62
WIDENING OF BYCULLA BRIDGE Nº 69
P.A. MAZAGON Nº 55
P.A. NAGPADA Nº 14
P.A. SHEPHERD ROAD Nº 18
MAZAGON ST Nº 50
PAREL ROAD (CENTRAL) Nº 43
(P. NAGPADA Nº 1
FONAL ROAD Nº 53
HORNBY SEA REFLAMATION Nº 49
P.A. SAMDEVI Nº 25
LAMINGTON ROAD Nº 34
LAMINGTON ROAD Nº 36
SAMDEVI ESTATE Nº 44
P.A. SANDHURST RD WEST Nº 35
CHOWPATI ESTATE (WEST)
UNDRIA STREET Nº 41
P.A. CHINCH BUNDER ROAD Nº 58
P.A. DUNCAN ROAD Nº 17
NOWROJI HILL Nº 29
P.A. SANDHURST RD. EAST Nº 39
P.A. MAHARBAUDI Nº 64
SANDHURST ROAD (A)
SANDHURST ROAD WEST Nº 37
CHOWPATI BEACH
RATHOW ROAD Nº 31
BHATWADI Nº 26
SYDENHAM ROAD Nº 57
MANDVI-KOLIWADA Nº 8
PRINCESS STREET Nº 8
KOLBHAT WADI Nº 54
P.A. PRINCESS STREET Nº 24
CRAWFORD MARKET ESTATE Nº 10
P.A. PALTAN ROAD Nº 45
MALABAR
BACK BAY
HARBOUR
MARINE LINES ESTATE
HORNBY ROAD Nº 22
B. I. TRUST OFFICES
MILE POST LEFT BY VICTORIA FOUNTAIN
REFERENCES
1 MILE
2 MILES
3 MILES
4 MILES
5 MILES

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